



COOMBE HOUSE, HOLWELL

Packers Hill, Holwell, Sherborne



A LATE VICTORIAN FAMILY HOUSE

with a 17th century core, outbuildings and over three acres, set on the
edge of a spread out, rural village



5



3



5

EPC

E

Local Authority: Dorset Council

Council Tax band: G

Tenure: Freehold

Services: Mains water, electricity & drainage. Central heating and hot water via air source heat pump (recently installed). Bottled gas to electric/gas range cooker.

Postcode: DT9 5LN / what3words: /// phones.utensil.unfair

All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP



SUMMARY OF ACCOMMODATION

Ground Floor: Porch | Snug | Study | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Shower room

First Floor: Landing | Principal bedroom | Walk-through seating area | 3 Further double bedrooms | Family wet room with bath & shower

Second Floor: Landing | Attic double bedroom | Wet room

Outbuildings, Garden & Grounds: Attached boiler room | Attached outbuilding incorporating garden store, machinery store/workshop & 2 further store rooms | Parking | Garden | Pond | Further garden store | Hard tennis court | Former kitchen garden with greenhouse | Pole barn with 2 lean-to stores | Paddock

In all about 3.30 acres (1.34 hectares)

Distances: King's Stag 0.8 mile | Bishops Caundle 2.5 miles | Sherborne 7 miles (Waterloo 2.25 hours) • Yeovil 12 miles • Dorchester 15 miles Bournemouth





SITUATION

Coombe House backs onto unspoilt countryside and is set back off a lane passing through the small village of Holwell, which has a parish church, village hall and nursery school. The village lies between the larger villages of Bishops Caundle and King's Stag, which both have a pub and garage and the former also has a village shop/post office and popular, highly rated primary school. The Abbey town of Sherborne is about fifteen minutes' drive away for nearly all day to day needs, with a wide selection of shops and local businesses including Sainsbury's and Waitrose supermarkets. For wider requirements the larger towns of Yeovil and Dorchester are both within a reasonable driving distance. Local transport links are good with the A303 and A30 main arterial roads are both close at hand, Sherborne has a direct rail service to Waterloo taking about two and a quarter hours and Bournemouth International Airport and Exeter Airport are both about an hour's drive away with flights to UK and international destinations. The local area has a wide choice of schools from both state and independent sectors. These include The Gryphon School (state secondary) in Sherborne plus several popular independent schools.







COOMBE HOUSE

Coombe House has a lovely, private setting as one of a small group of house, set back about 40 yards from the passing lane behind a belt of trees. The core of the house dates from mid-1600s and was then enlarged and remodelled in 1901 at the dawn of the Edwardian era, retaining many of the architectural fittings from that time. These include a front porch, two bay windows, one of which is fitted with a window seat, and several feature fireplaces. The house has two storeys plus a suite of converted attics and is built of painted brick sheltering under a plain clay tile roof. The ground floor has four reception rooms enabling both parents to work from home. It also includes a centrally positioned sitting room, with a wood burning stove, that sits adjacent to the large kitchen/breakfast room forming a wonderful family hub. The kitchen is well-lit by natural light and bi-fold doors that look out onto the garden. Upstairs there are five double bedrooms, all of which look out across the grounds to the surrounding countryside beyond. The four bedrooms on the first floor are supplemented by a central, walk-through seating area that can double as an occasional sixth bedroom if required. Also on the first floor is the family wet room equipped with a freestanding bath and separate shower. The attics have recently been converted to create a fifth double bedroom plus an adjacent wet room.







OUTSIDE

The property is approached via a gravelled driveway to a parking area in front of the house, continuing past the house to a further parking area behind. To one side is an attached outbuilding with through access to the garden and incorporating a garden store, machinery store/workshop plus two further store rooms. The rest of the garden and grounds extend out on the other side of house and attached outbuilding. It encompasses a level lawn, two decks, lily pond, fruit trees, a further garden store, a former kitchen garden with a greenhouse and a hard tennis court needing resurfacing. Beyond the garden is a level paddock and a small pole barn.





Coombe House

Holwell, Sherborne

Gross Internal Area (Approx.)

Main House = 241 sq m / 2,594 sq ft

Garage, Outbuildings and Stores = 126 sq m / 1,356 sq ft

Total Area = 367 sq m / 3,950 sq ft





Simon Barker MRICS

01935 812236

simon.barker@knightfrank.com

Knight Frank Dorset and South Somerset

First Floor, 5 Hound Street, Sherborne, DT9 3AB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

