



THE OLD RECTORY
PURSE CAUNDLE, DORSET

JACKSON-STOPS 

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PURSE CAUNDLE, DORSET DT9 5DY

A FINE FORMER RECTORY WITH OUTBUILDINGS, IDYLIC SECLUDED GARDENS AND ORCHARD/PADDOCK IN THE HEART OF THIS SOUGHT-AFTER VILLAGE, JUST A SHORT DRIVE FROM THE ABBEY TOWN OF SHERBORNE



DISTANCES (approximate)

SHERBORNE 4 MILES

(LONDON WATERLOO 2¼ HOURS)

WINCANTON/A303 11 MILES

YEOVIL WITHIN 8 MILES

SUMMARY

- Entrance Hall
- Drawing Room
- Dining Room
- Sitting/Family Room
- Kitchen/Breakfast Room
- Study
- Conservatory
- Utility
- Shower Room/Cloakroom
- 6 Bedrooms
- 3 Bathrooms
- Detached Double Garage
- 2 Stables, Tack and Feed Room
- Gated Driveway with Private Parking
- Delightful Gardens with Orchard/Paddock
- In all about ¾ Acre





SITUATION

Dominated by its 15th century church and Manor House, Purse Caundle is a delightful village situated just 4 miles from the Abbey town of Sherborne. Lying in the heart of the Blackmore Vale, it is a pretty village comprising a handful of mainly period stone houses and cottages and tucked away from main roads. This wonderful landscape, which has changed little for centuries, comprises mainly dairy farms and thus the area is predominantly grassland, broken up with hedges and small woodland coverts. This gently undulating landscape is well known for its beauty and was immortalised by Thomas Hardy in his Wessex novels, since which time it has remained unspoilt. To the south the Dorset Downs rise up with the majestic heights of Bulbarrow and high Stoy in the distance.

Nearby Milborne Port, a vibrant village which has a range of every day facilities is within 2 miles, and Sherborne with a full range of shops, boutiques and supermarkets is within 4 miles. The larger commercial centre of Yeovil is within 8 miles.

Communications to this part of the world are excellent, with the A303, which is predominantly dual carriageway to the M3 and London. To the north of the village, the A30 gives access to Shaftesbury and Salisbury. There are main line railway stations in Sherborne and Templecombe, serving London Waterloo in a little over two hours.

THE PROPERTY

The Old Rectory is a fine, detached, period house thought to have been built in the 17th century, with later additions, and is justifiably listed Grade II of architectural or historical importance.

Set in the heart of this most appealing and historic village, the house stands in charming, secluded gardens with lovely far-reaching views over the neighbouring farmland. Adjacent is the attractive 15th century parish church of St Peter and opposite, the 15th century Manor House.

Constructed of stone elevations under a clay tiled roof, this gracious house has much to offer, with a number of original features remaining, such as





working fireplaces, exposed ceiling beams, mullion window, deep cills, window seats and even a wig closet. There are also traditional style radiators.

The property is on the market for the first time in over 40 years, and is now in need of some modernisation, but is nonetheless well proportioned, with a good balance of reception rooms to bedrooms, and offers enormous potential to provide a wonderful family home. In addition, there is a good range of outbuildings, comprising two stables, a tack room and feed room, plus a timber double garage.

The accommodation which is set over two floors is eminently flexible, with the possibility of creating a downstairs bedroom, currently used as a utility room, with an adjacent shower/cloakroom. As there are two staircases, a granny flat/annexe could also be created, subject to the necessary consents.

A timber front door opens to the hallway, with stairs to the first floor and access to all the principal rooms. To the south is an impressive and gracious double aspect drawing room, with French doors to the garden and a carved, minster stone fireplace providing a central focal point and ensuring a cosy atmosphere. Following on and accessed through glazed sliding doors is the good-sized dining room with exposed ceiling beam with elaborate carved initials, and a window overlooking the gardens. Beyond is the study with exposed stone walls and recessed cupboards. Steps lead up through glazed doors to the conservatory with double doors to garden.

Back to the hallway, which leads into an inner lobby where a timber brace and latch door opens to the front aspect sitting/family room with exposed ceiling beams, window seat, deep cill, with stone reveals and inglenook fireplace with bressummer beam above and inset wood burning stove, either side of which are recessed cupboards. Following on is the kitchen/breakfast room with plenty of room for a large table and chairs. There's a good range of base and wall cherry wood units with corner LPG hob, two eye level ovens, undercounter dishwasher and a refrigerator. A window over the sink provides garden views whilst washing up. A side aspect stable door leads outside. Off the dining area is the second staircase, plus door to inner lobby which leads to the utility room, shower room/cloakroom and rear door to parking area.

On the first floor is the wonderfully spacious and light triple aspect principal bedroom with ceiling beam and views over the gardens and beyond. Bedroom two follows on, also with exposed beam, plus a stone fireplace (sealed), with bressummer beam, next to which is a recessed wig closet. Also, on this floor are four further bedrooms, one with a Jack and Jill bathroom, plus two further bathrooms and a separate WC.

OUTSIDE

The Old Rectory is approached from a quiet village road to a gated driveway, which runs alongside the house and leads to the timber double garage, gravelled turning and parking area.

The charming gardens, which lie mainly to the rear, catch the sun for most of the day, and are extremely private, having been carefully nurtured over the years to provide a truly serene place to while away the afternoon. Farmland to the rear and the neighbouring church of St Peter to the south, provide peaceful pastoral views.

Immediately abutting the back of the house is a gravelled area which extends around the substantial central area of lawn bordered by a low stone wall with rose covered arch. There are mixed beds and borders planted with a wide

range of mature shrubs, climbers and flowering plants including roses, tamarix, philadelphus, continus, euonymus and vines to name but a few, ensuring colour and form for much of the year. A variety of carefully selected trees, including beech, acer, apple, and pear provide shade and interest.

There is plenty of space for outside entertaining and evening drinks, with further areas of lawn bounded by immaculately clipped box hedging, which divide the garden into 'rooms' offering much privacy and seclusion. Further hedging separates the parking area, stables, tack and feed rooms. Adjacent is a discreetly sited oil tank and greenhouse, beyond which is a further substantial area of lawn. There is also a small pond and water feature.

A stream runs along the south side of the garden, crossed by two timber bridges leading to the orchard/paddock with quince and apple trees. A timber 5-bar gate gives vehicular access to the village road.

The small front garden with gravelled pathway and wrought iron side gate, is planted with a variety of mature shrubs and is bounded by a low stone wall. A beautiful established lilac wisteria, climbing rose and pyracantha adorn the front of the house.

All in all, this is a wonderful family house with charming gardens within a tranquil setting, now requiring upgrading.

EDUCATION

The Gryphon secondary school in Sherborne is highly rated and is within easy reach. The area is noted for its independent schools with Sherborne Boys' and Girls' schools, Leweston, Bryanston, Clayesmore, the Bruton schools, Canford and Milton Abbey all within reasonable driving distance. There are numerous highly regarded preparatory schools in the area, including Hazlegrove, Leweston, Sherborne and Perrot Hill.

SPORT AND RECREATION

There are a number of golf courses within easy motoring distance including Sherborne and Yeovil. Racing at Wincanton, Bath, Taunton and Salisbury. Water sports on the Dorset coast (about 20 miles) or on Sutton Bingham reservoir just south of Yeovil.

PROPERTY INFORMATION

Services: Mains water and electricity. Solar panels. Private drainage to newly installed Klargester Treatment Plant. Oil-fired central heating (boiler decommissioned).

Local Authority: Dorset Council. Tel. 01305 251 000.

Council Tax Band: G. **EPC Rating:** Exempt.

Contents, Fixtures and Fittings: Only those mentioned within this brochure are included in the sale. All others, such as carpets, curtains, light fittings, mirrors, garden ornaments etc. are specifically excluded, but may be available by separate negotiation.

Viewing: Only by appointment with Jackson-Stops' Sherborne office: 01935 810 141.

For sale by private treaty with vacant possession on completion.



DIRECTIONS: POSTCODE DT9 5DY

From the A30, take the road signed to Purse Caundle. On entering the village, The Old Rectory will be the first house on the left-hand side, just before the church.



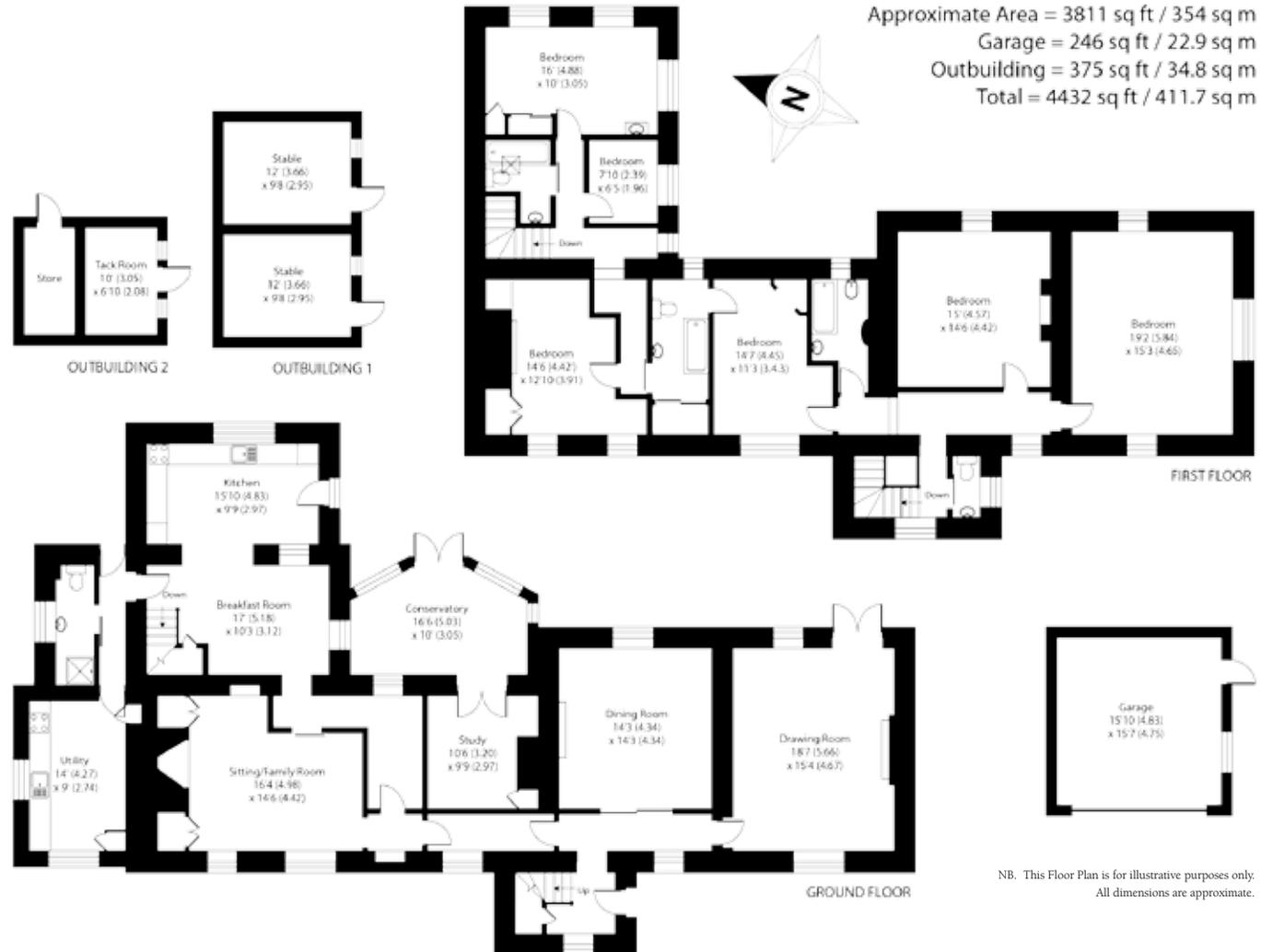
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Approximate Area = 3811 sq ft / 354 sq m

Garage = 246 sq ft / 22.9 sq m

Outbuilding = 375 sq ft / 34.8 sq m

Total = 4432 sq ft / 411.7 sq m



NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHERBORNE

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