

Symonds
& Sampson



Pattens Cottage

Picket Lane, South Perrott, Beaminster, Dorset

Pattens Cottage

Picket Lane
South Perrott
Beaminster
Dorset DT8 3HU

An attractive detached period cottage occupying a delightful rural setting within the sought-after village of South Perrott with 9.15 acres (3.70ha).



- Detached unlisted period cottage
- Character features throughout
 - Eat-in farmhouse kitchen
- Traditional barns and outbuildings
 - Stabling for six horses
 - Three fenced paddocks
- Beautiful established gardens
 - Far-reaching country views
 - 9.15 acres (3.70ha)
- Thriving village community

Guide Price **£999,999**

Freehold

Beaminster Sales
01308 863100
beaminster@symondsandsampson.co.uk



INTRODUCTION

Pattens Cottage is a charming detached country home offering an increasingly rare character property with substantial gardens, equestrian facilities and land in one of Dorset's most desirable villages.

The property offers a rare balance of seclusion and connectivity, remaining peaceful and private whilst enjoying an outlook across its extensive, beautiful paddocks and the wider countryside.

The house combines period charm with practical family accommodation and character features, including exposed beams, traditional fireplaces and attractive stonework. Outside is a range of outbuildings, stabling and post-and-rail paddocks, while the surrounding footpaths and bridleways provide exceptional opportunities to enjoy the West Dorset countryside directly from the doorstep. Together, these features create a country property equally suited to family life, equestrian pursuits or smallholding.





THE PROPERTY

Pattens Cottage is a delightful detached period home offering over 2,280 sq ft of flexible accommodation arranged over two floors. The house has evolved over time to create a practical and highly adaptable family home, whilst retaining a wealth of original character.

The principal reception room is a warm and welcoming space of generous proportions with a triple aspect and views across the gardens and surrounding grounds. It features substantial timber beams and a wood-burning stove set within a stone fireplace. At one end, a garden room enjoys beautiful south-facing views across the grounds and surrounding fields, with doors opening directly onto the patio, creating an excellent connection between the house and garden.

The farmhouse kitchen forms the natural hub of the house, offering ample room for informal dining alongside extensive cabinets, generous work surfaces and integrated appliances. With attractive views across the gardens, it is a space equally suited to busy family life and relaxed gatherings.

The dining hall links the principal living areas and serves as a natural gathering space for family meals and entertaining. Alongside the adjoining sitting room and farmhouse kitchen, these spaces create a flexible arrangement well suited to modern family life.

Rounding off the main level is a separate study, offering flexibility as a home office, hobbies room or snug.

The home benefits from two staircases to the first floor, where there are five comfortable bedrooms and two full bathrooms. The generous principal bedroom, with ample fitted wardrobes and storage, commands sweeping rural views to the west. There are two further double bedrooms and two single rooms, well suited to family living, guests or home working. Several bedrooms retain traditional fireplaces, further enhancing the property's period character.

OUTSIDE

The gardens at Pattens Cottage are a particular feature of the property. Beautifully established and predominantly laid to lawn, they are interspersed with mature trees, well-stocked borders and specimen planting, creating an expansive, private and tranquil setting with a distinctly rural feel.



Immediately adjoining the house is an attractive stone patio, ideally positioned for outdoor dining and entertaining whilst enjoying views across the gardens, paddocks and surrounding countryside.

Beyond the formal gardens lies an excellent range of traditional barns, large garage and outbuildings together with stabling for six horses and well-fenced paddocks, making the property exceptionally well suited to equestrian purchasers or those seeking a smallholding lifestyle. Historic remains within the grounds provide a fascinating link to the area's rich heritage, adding to the unique appeal of Pattens Cottage.

SITUATION

With its established gardens, equestrian facilities, direct access to miles of footpaths and bridleways, and its close connection to

village life, Pattens Cottage represents a rare opportunity to enjoy the very best of country living in West Dorset. South Perrott is a pretty village on the Somerset/Dorset border comprising character cottages, large period houses and a small number of modern properties which have been designed to blend in with the village scene. Facilities include church, village hall and hotel with day to day amenities including a post office/store and primary school at Mosterton, which lies approximately two miles to the south-west. A comprehensive range of shops including Waitrose can be found at Crewkerne which is approx. 3½ miles or Beaminster approx. 5½ miles to the south. The main line railway station (Exeter – Waterloo) is at Crewkerne and the Jurassic coast at Burton Bradstock is approximately 13 miles and the County town of Dorchester 18 miles.

DIRECTIONS

What3words///swift.regal.singers

SERVICES

Mains water, electricity and drainage are connected.
Oil-fired central heating.

Broadband

Standard, superfast and ultra fast broadband is available.

Mobile Phone Coverage

There is mobile coverage in the area, please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Photographs taken June 2026 © Symonds & Sampson.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| 182 plus) A | | | |
| 161-181) B | | | |
| 139-160) C | | | |
| 115-138) D | | | |
| 92-114) E | | | |
| 72-91) F | | | |
| 55-71) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |



South Perrott, Beaminster

Approximate Area = 2284 sq ft / 212.1 sq m

Garage = 380 sq ft / 35.3 sq m

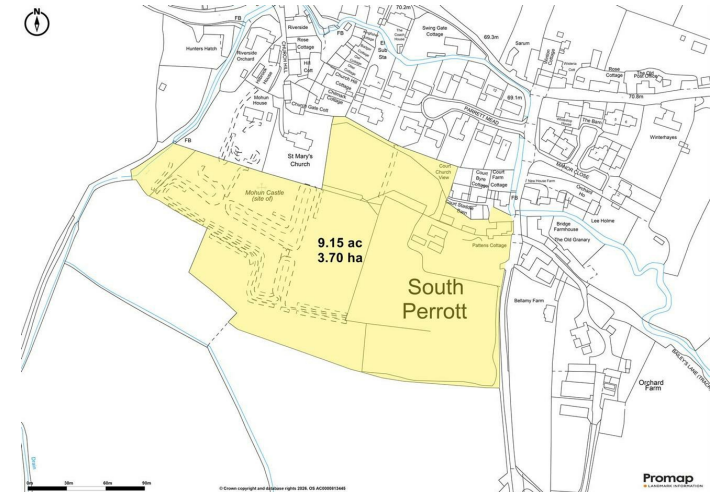
Outbuildings = 1452 sq ft / 134.8 sq m (excludes stores / workshop)

Total = 4116 sq ft / 382.2 sq m

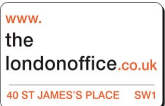
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1478150



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01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



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