



Symonds
& Sampson

Lydgate Cottage

High Street, Spetisbury, Blandford Forum, Dorset

Lydgate Cottage

High Street
Spetisbury
Blandford Forum
Dorset
DT11 9DP

A beautiful Grade II Listed thatched cottage in the heart of a historic village with fantastic views of mature gardens and the Stour Valley.



- Picturesque setting with a wealth of charm and character
 - Close to countryside and river walks
- Spacious sitting room with feature inglenook fireplace
- Impressive kitchen with dining area overlooking courtyard
 - Versatile downstairs bedroom
 - Utility room
 - Ensuite bathroom to main bedroom
- Well established private gardens with stunning views
 - Private drive with parking for two/three cars

Offers In Excess Of **£400,000**
Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Lydgate Cottage is a charming Grade II listed character home located at the end of a small private drive way with parking for two or three cars. This pretty semi-detached thatched cottage is deceptively spacious with a large reception room and inglenook fire place, good sized kitchen with breakfast area overlooking the patio garden, Ground floor bedroom. separate shower room and two further bedrooms on the first floor one with an ensuite bathroom.

The property is predominantly accessed from a stable door leading into an impressive country style kitchen/dining room. The kitchen comprises of pine wall and base units, including a wall mounted plate rack, tiled splashbacks, inset sink with drainer and a slate tiled floor. Integrated appliances include a 4-ring gas hob with extractor hood over, electric double oven, microwave, dishwasher and space for a fridge freezer. The kitchen/dining room enjoys a beautiful outlook over the courtyard patio with access via sliding doors. The kitchen leads to an inner hallway with access to all ground floor accommodation and a door to the patio. The spacious sitting room is situated at the front whereby the original cottage entrance can be found through a small lobby. This stunning space features a most attractive inglenook fireplace with a wood burner and former bread oven to one side, beamed ceiling and a staircase leading to the first floor. There is a versatile ground floor double bedroom overlooking the pretty patio

gardens which is a bright room and includes plenty of built in wardrobes. The bedroom is served by a fully tiled modern shower room comprising of a triple width electric shower cubicle with glass doors, heated ladder towel rail, basin and w.c. Completing the ground floor is a useful utility room for white goods and additional storage. Rising to the first floor, there are two bedrooms with a front aspect view. The main bedroom is coupled with a spacious ensuite bathroom up a set of stairs comprising of a feature cast iron roll top bath, wash hand basin and w.c.

OUTSIDE

The cottage is approached by a private driveway laid mostly to gravel and a part paved area surrounded by mature trees and raised flower/shrub borders. The drive provides off road parking for 2/3 vehicles. The rear garden is separated into three sections. A pretty and sunny paved terrace patio flows off the kitchen/dining room perfect for dining al-fresco, enclosed partially by rendered walls with wrought iron railings. Steps lead up to a paved walkway around raised flower and vegetable beds with further half moon paved steps leading to a lawned area completely enclosed by mature trees and shrubs, featuring a small pond. The pathway extends to a wooden shed and pergola. There is a further lawned area with mature trees and shrubs offering plenty of privacy with far reaching views over the valley, the River Stour and farmland beyond.

SITUATION

Spetisbury village is situated on the banks of the River Stour, 3 miles from Blandford, 10 miles from Poole and Wimborne 7 miles. Local amenities include parish church and primary school. Sporting facilities are varied with golf at the Ashley Wood Golf Course, racing at Salisbury and sailing at Poole. Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, bank, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast.

DIRECTIONS

what3words///late.clasping.same

SERVICES

All mains services. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E

Tel: 01305 211 970

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

Please refer to the government website for more details.<https://www.gov.uk/check-long-term-flood-risk>

Photographs - June 2026 © Symonds & Sampson



High Street, Spetisbury, Blandford Forum

Approximate Area = 1379 sq ft / 128.1 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). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1467916



Blandford/RB/June 2026



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT