



Symonds
& Sampson



Higher Farm Cottage

Shop Lane, Langton Herring, Weymouth, Dorset

Higher Farm

Cottage

Shop Lane
Langton Herring
Weymouth
Dorset DT3 4HX

Higher Farm Cottage is a delightful period detached house situated in an idyllic setting within this highly sought after village close to the World Heritage Jurassic Coastline.



- Beautiful Grade II Listed Cottage
- Highly sought after coastal village
- Close to the Fleet Lagoon and World Heritage Coastline
- Retains much character and charm, including inglenook fireplace.
 - 5 bedrooms, 2 bathrooms
 - Enclosed gardens
 - Outbuildings
 - Parking

Guide Price £725,000

Freehold

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THE PROPERTY

The cottage dates back to the late 17th century and is listed Grade II of architectural or historic importance with a host of character features typical of its age and type including inglenook fireplace with bread oven, exposed beams and window seats.

Constructed with attractive stone, brick and rendered elevations under a slate roof, the cottage has been subject to comprehensive modernisation, whilst retaining the original character and charm.

The accommodation is arranged over three floors with a welcoming reception hall, double aspect kitchen/dining room with French doors opening to the rear garden and enjoying a south facing aspect, extensive range of cupboards with wood work surfaces, electric range cooker and integrated fridge/freezer and dishwasher. Attractive stone tiled flooring runs throughout the room.

There is a delightful sitting room with inglenook fireplace, original bread oven and multi fuel stove, again with a double aspect and window seat, beamed ceiling and oak flooring. There are built in cupboards opening to reveal a bar and a range of shelving.

On the first floor are three bedrooms, two of which are doubles all with built in wardrobes and a modern fitted shower room. On the second floor, there are a further two double bedrooms with storage and a bathroom.

OUTSIDE

Outside, there is an enclosed rear garden enjoying a south facing aspect with paved sun terrace and stone boundary walls, stocked with a range of shrubs, apple trees and vegetable garden. Spacious lawned gardens extend to the front and side of the cottage together with 2 useful stone outbuildings comprising a utility room with cupboards, plumbing for washing machine and sink unit and a storeroom with workbench and shelving. There is a separate detached stone outbuilding for logs and additional storage. The cottage benefits from its own allocated parking area for 2 cars which is accessed via Shop Lane. There is a right of access from the parking area to the cottage.

SITUATION

Langton Herring is a village and civil parish in the County of Dorset. It is 5½ miles north-west of the coastal town of Weymouth and is prudently set on a ridge above the Fleet, the Fleet being a brackish tidal lagoon behind Chesil Beach.

The village is home to a renowned public house "The Elm Tree Inn" so named because of a large elm tree that once stood near the site and to the Church of St Peter a small ancient Gothic building of stone. Nearby are the coastal resorts of Bridport, Weymouth and Portland. The County Town of Dorchester can be found within 10 miles and both Weymouth and Dorchester provide rail links to London Waterloo and Bristol Temple Meads.

There is a wide range of sporting facilities in the vicinity including

golf at Weymouth, Bridport and Dorchester (Came Down) and sailing at Weymouth and Portland. There is outstanding walking and riding across the surrounding countryside with the opportunity of taking in the breath-taking views along the stunning coastline.

DIRECTIONS

What3words:///camp.vets.solicitor

SERVICES

Mains water, electricity and drainage.
Oil fired central heating system.

Local Authority
West Dorset District Council Tel 01305 251010
Council Tax Band F

Broadband - Superfast speed available
Mobile - There is mobile coverage in the area. Please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

AGENTS NOTE

Grade II Listed.

Photos taken in June 2026

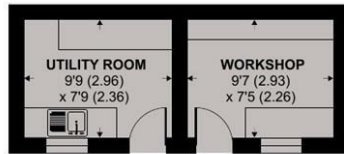


Langton Herring, Weymouth

Approximate Area = 1637 sq ft / 152 sq m
 Limited Use Area(s) = 119 sq ft / 11 sq m
 Outbuilding = 287 sq ft / 26.6 sq m
 Total = 2043 sq ft / 189.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



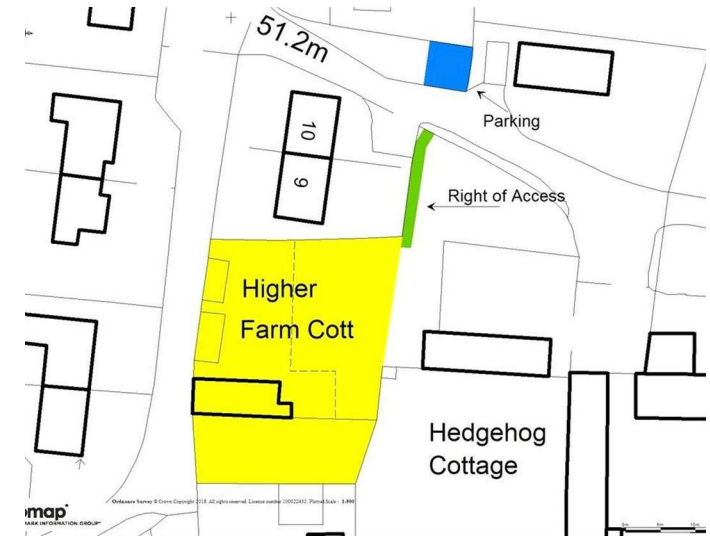
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1470208



Poundbury/DW/11.6.26



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