

Symonds  
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# Pound Cottage

318, North Wootton, Sherborne, Dorset

# Pound Cottage

318 North Wootton  
Sherborne  
Dorset  
DT9 5JW

An attractive mid-19th century period home combining character features with the convenience of contemporary living throughout, further benefiting from an unlisted status. Set within a generous plot of landscaped gardens and enjoying a peaceful rural setting, the property offers four bedrooms, including two ensuite, and a wealth of well balanced reception space.



- Attractive detached period property, believed to date from the mid-19th century
  - Wealth of character features throughout
  - Views from every aspect of the property
- Open plan contemporary living accommodation
  - Four double bedrooms
  - Two ensembles
- Landscaped gardens extending to 0.64 acres
  - Driveways

Guide Price **£775,000**  
Freehold

Sherborne Sales  
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## THE DWELLING

Pound Cottage is a charming detached period home, believed to date from the mid-19th century, benefiting from an unlisted status and occupying a delightful rural setting with views over its gardens and the surrounding countryside. Combining attractive thatched and tiled elevations with a wealth of character features, the property offers beautifully balanced accommodation comprising four bedrooms and a variety of reception rooms centred around a striking farmhouse-style kitchen/breakfast room.

The accommodation has evolved over time to create a comfortable and practical family home, successfully blending period charm with modern convenience. Retaining much of its original character and architectural appeal, the cottage provides versatile living space well suited to modern family life while enjoying a peaceful countryside setting.

## ACCOMMODATION

A particular feature of the property is the impressive triple-aspect kitchen/breakfast room, a wonderfully light and spacious room forming the heart of the home. Fitted with an attractive range of painted timber cabinetry, quartz worktops and a central island, it provides ample space for both informal dining and entertaining. French doors open directly onto a terrace, creating an easy connection between the house and garden. A traditional electric two-oven Aga serves as an attractive focal point, complemented by an induction hob, integrated Neff oven and integrated dishwasher. The room further benefits from underfloor heating, enhancing comfort throughout the year, while a separate utility room offers additional storage, laundry facilities and direct access outside.

The ground floor accommodation is well balanced and flows naturally from a central hallway. The family/dining room enjoys a front aspect, while the sitting room is a particularly characterful space, centred around a stone fireplace incorporating a wood-burning stove beneath a substantial bressummer beam. A study, rear lobby and cloakroom complete the accommodation.

The first floor comprises four well-proportioned bedrooms, all enjoying attractive views across the gardens or neighbouring countryside. The principal bedroom is a generous double-aspect room with a walk-in wardrobe and en-suite shower room. A second bedroom benefits from its own en-suite bathroom, whilst two further bedrooms are served by a family shower room.

## GARDEN

The gardens extend around the rear and both sides of the property and are enclosed by a blend of mature hedging and timber fencing, creating a strong sense of privacy and seclusion. Extending to approximately 0.647 acres, circa two-thirds of an acre, the grounds are predominantly laid to lawn and interspersed with well-stocked flower beds, established shrubs, mature trees and mixed borders, delivering colour and seasonal interest throughout the year. The gardens also benefit from a well and a good-sized greenhouse, enhancing both their practicality and appeal.

Situated beyond the principal lawn is a substantial timber workshop with power and light. The building offers potential for conversion into a double garage, with previous planning permission having been granted, although any future development would now require a fresh application.

Further into the garden, a picket-fenced area provides space for fruit and vegetable cultivation, alongside a more natural section planted as a small orchard. A timber gate opens into a lightly wooded area at the far boundary of the garden.

Directly to the rear of the house is a paved terrace, accessed from the kitchen/breakfast room, offering an ideal setting for outdoor dining and entertaining. From here, stone steps rise to the main lawn and surrounding planted borders, which provide an attractive and private outlook throughout the seasons.

To the side of the timber workshop there is parking for multiple vehicles, accessed directly from the road via wooden gates. In addition, the frontage of the property provides a further driveway area with ample additional parking.

## SITUATION

Pound Cottage is situated in the small and highly regarded village of North Wootton, set within attractive rolling Dorset countryside close to the Somerset border. The village offers a peaceful rural setting while remaining exceptionally well placed for access to nearby amenities and communications.

In nearby North Wootton itself is the well-regarded Three Elms, providing a popular local destination for dining and socialising within walking distance or a short drive of the property. A broader range of amenities can be found in the nearby hamlet of Alwston, home to the highly regarded Oxford Bakery, known for its artisan bread

and baked goods, together with further everyday facilities in the surrounding villages.

The historic Abbey town of Sherborne lies a short drive away and provides an excellent selection of independent shops, cafés, restaurants and cultural amenities. Sherborne is particularly well served for rail connections, with a mainline station offering direct services to London Waterloo and Exeter, making it a practical base for commuters as well as leisure travel.

The area is well regarded for schooling, offering a strong mix of both state and independent options. Local state primary and secondary schools are supplemented by an excellent choice of independent schools in and around Sherborne, including Sherborne School for Boys, Sherborne Girls and Leweston School, all within convenient reach.

Road links are also good, with access to the A30 and A303 providing connections towards London, the South West and the wider motorway network. The surrounding countryside offers extensive opportunities for walking, cycling and riding, with a network of footpaths and bridleways giving access to some of Dorset's most attractive rural landscapes.

## MATERIAL INFORMATION

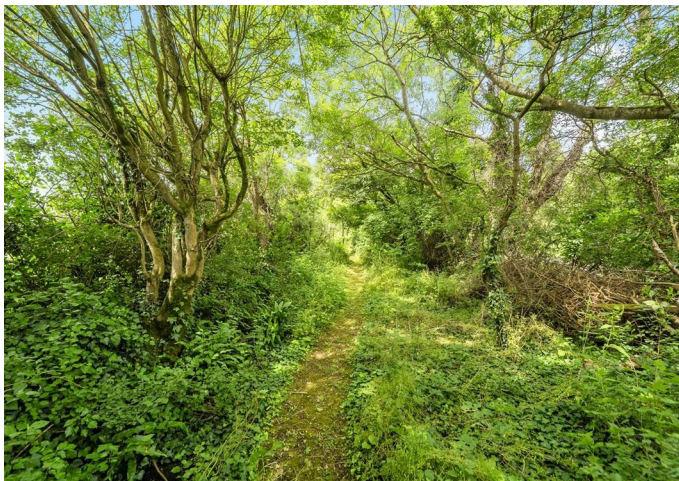
Mains electric and water.  
Oil-fired central heating.  
Septic tank.

Broadband - Ultrafast broadband is available.  
There is mobile coverage available in the area, please refer to Ofcom's website for more details.  
Dorset Council  
Council Tax Band: F

## DIRECTIONS

What3words - [///vital.chuck.defender](https://www.what3words.com/#!/vital.chuck.defender)

The property right-hand turning when approaching from the direction of Sherborne marked by a letterbox and a house name sign 'Pound Cottage.'



# North Wootton, Sherborne

Approximate Area = 2050 sq ft / 190.4 sq m  
 Outbuilding = 298 sq ft / 27.7 sq m  
 Total = 2348 sq ft / 218.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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: 1479285



Sherb/JM/0626



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