



Symonds  
& Sampson

# Ivy Cottage

Aller Lane, Lower Ansty, Dorchester, Dorset

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Aller Lane, Lower Ansty,  
Dorchester, Dorset, DT2 7PX

An enchanting detached thatched cottage set within 1.15 acres of beautiful gardens, backing onto open fields in an idyllic countryside setting.



 1.15 acre(s)

- Charming detached thatched cottage
- Requires sympathetic modernisation and enhancement
  - Wonderfully private rural setting
- Beautifully established gardens and grounds
  - Two Bedrooms
  - Three reception rooms
- Double garage and driveway parking
  - In all 1.15 acres

Guide Price **£400,000**

Freehold

Dorchester Sales  
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## THE PROPERTY

Tucked away within an enchanting rural setting and surrounded by beautifully established gardens of 1.15 acres, Ivy Cottage believed to date from the 18th century. Occupying a wonderfully private position on Aller Lane, this charming cottage combines period character, mature gardens, picturesque surroundings and a wealth of potential in one of the area's most idyllic settings.

Approached via a gravelled driveway, the cottage immediately captivates with its traditional thatched elevations, mellow brickwork and mature gardens that frame the property beautifully. The setting is particularly special, with open fields beyond and an abundance of mature trees providing both privacy and a constantly changing backdrop throughout the seasons.

The accommodation extends to approximately 1,776 sq ft and offers a delightful blend of character, comfort and versatility. At its heart are two welcoming reception rooms comprising a sitting room and dining room, both enjoying attractive views over the gardens. The kitchen is conveniently positioned off the dining room.

Further ground floor accommodation includes a useful study, ideal for home working or third bedroom, together with a shower room and access to the conservatory/greenhouse and garage.

The first floor has two charming double bedrooms. Both rooms enjoy attractive outlooks across the gardens and surrounding countryside, whilst the principal bedroom benefits from particularly generous proportions and fitted storage.

Complementing the cottage is a substantial garage, offering excellent storage, workshop potential or scope for a variety of uses, subject to any necessary consents.



## OUTSIDE

The gardens and grounds of Ivy Cottage are undoubtedly one of the property's defining features and extend to 1.15 acres, enveloping the cottage in a wonderfully private and picturesque setting. Lovingly cultivated and developed over many decades, they offer an exceptional combination of formal planting, wildlife interest and enchanting natural beauty.

At the heart of the garden is a stream which meanders gently through the grounds, creating both a captivating focal point and a haven for wildlife. The stream is bordered by richly planted banks where moisture-loving primulas, iris, lobelias, Rodgersia, gunnera and ferns thrive, creating an ever-changing tapestry of colour, texture and seasonal interest.

Sweeping lawns extend away from the cottage towards the stream and pond, framed by substantial herbaceous borders that provide colour and structure from spring through to late autumn. These beautifully established borders are planted with a diverse collection of bulbs and perennials.

A charming bridge crosses the stream, leading to a former productive kitchen garden, beyond which lies a peaceful woodland area. Here, mature specimen trees are underplanted with shrubs and ground-cover plants, creating an idyllic habitat for birds and wildlife. Throughout the garden, numerous species have been carefully selected to encourage pollinators.

Backing directly onto open countryside, the gardens enjoy a wonderful sense of peace and seclusion. The grounds have previously been opened to the public and stand as a testament to the dedication and passion of the vendors, who have carefully nurtured and enhanced the landscape since acquiring the property in 1964.





## SITUATION

Ansty is a delightful rural hamlet in the heart of Dorset on the western slopes of Bulbarrow Hill, in an Area of Outstanding Natural Beauty. Nearby there is a shop and sub post office, as well as the popular pub and restaurant; The Fox Inn and there are churches at Hilton and Milton Abbey.

The larger centres of Blandford Forum (about 9 miles), Dorchester (about 12 miles) and Poole (about 24 miles) are within easy reach offering comprehensive amenities with mainline railway stations at Dorchester (South and West) and Poole with services to London Waterloo and the West Country.

There are an abundance of public footpaths and bridleways which provide access to extensive walking and riding over the adjoining countryside.

## DIRECTIONS

what3words///lobby.atlas.carting

## SERVICES

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

Broadband - Ultrafast speed available  
Mobile - There is mobile coverage in the area, please refer

to Ofcom's website for more details.  
(<https://www.ofcom.org.uk>)

Council Tax Band: E (Dorset Council - 01305 251010)

## MATERIAL INFORMATION

Please note the sale is subject to the grant of probate being obtained.  
Photos were taken in May 2026.



# Aller Lane, Lower Ansty, Dorchester

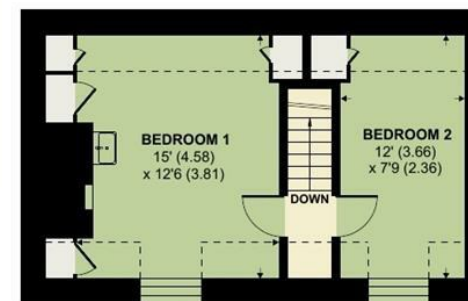
Approximate Area = 1279 sq ft / 118.8 sq m  
 Limited Use Area(s) = 94 sq ft / 8.7 sq m  
 Garage = 403 sq ft / 37.4 sq m  
 Total = 1776 sq ft / 164.9 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	66
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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: 1455096



Dorchester/ATR/08.06.2026



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

A lush green landscape featuring a narrow stream flowing through a dense thicket of trees and ferns. A large, mature tree with a thick trunk and dense foliage stands prominently on the right side of the stream. In the foreground, a wooden railing is visible, suggesting a viewing platform or a path. The scene is bathed in bright, natural light, creating a vibrant and serene atmosphere. The sky is visible through the canopy of trees, showing a clear blue color.

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