

A photograph of a two-story stone house with a dark tiled roof and three chimneys. The house has several white-framed windows and a small wooden entrance. To the left is a wooden outbuilding with a corrugated metal roof. The scene is set in a lush green field under a blue sky with scattered clouds.

Symonds  
& Sampson

# Little Westrow

Holwell Drove, Holwell, Sherborne,

# Little Westrow

Holwell Drove

Holwell

Sherborne

DT9 5LF

A traditional three bedroom stone cottage set in a rural location



- Rural location
- Neutral Decor throughout
- Hardflooring throughout downstairs
- Sunny garden and decked area
  - Workshop with electric
  - Dry log store

£1,650 Per Calendar Month

Sherborne Lettings  
01935 814488  
[sherborne@symondsandsampson.co.uk](mailto:sherborne@symondsandsampson.co.uk)



## THE PROPERTY

A tradition three bedroom cottage built of stone under tiled roof

Entering through the entrance door leads into a large reception room which could be used as a lounge or dining room which has door to the second large reception and a double sided wood burning stove accessed by both reception rooms. There is a further third reception room that would be ideal as an office/study. The shaker style kitchen has a good range of cupboards and a double range oven and a useful walk in larder. Stairs from the second reception lead to the first floor complete with a family bathroom with bath and hand held shower, a master bedroom with en-suite shower room, and two further double bedrooms. Applicants should be aware that the property does have low ceilings downstairs and to mind their heads whilst entering and exiting the stairs.

The rent is exclusive of all utility bills including council tax, mains electric, oil, water and drainage. As stated on the Ofcom mobile signal is likely please refer to their website for details and according to Ofcom's website ultrafast broadband is available in the area.. There is a low risk of flooding as stated by the GOV.UK website. The property has oil fired central heating and will be let unfurnished.

## DIRECTIONS

## SITUATION

Holwell is a delightful rural village situated approx. 5 miles south-east of Sherborne. There is a 15th Century church and many other historical monuments as well as a village hall and a Nursery school. Just half a mile away is the larger village of Bishops Caundle which has a shop, pub, primary school, church and petrol station. Holwell is about 15 minutes drive to Sherborne, a popular Abbey town with an excellent range of independent shops, cafes and restaurants, along with sports facilities connected to the schools. The local schooling is well regarded, be it independent with Sherborne Boys and Girls, the Prep or the local state school – The Gryphon. There is also an excellent choice of local nurseries and primary schools. There are direct trains from Sherborne to London Waterloo (2 hrs, 20 mins) and Exeter.

## OUTSIDE

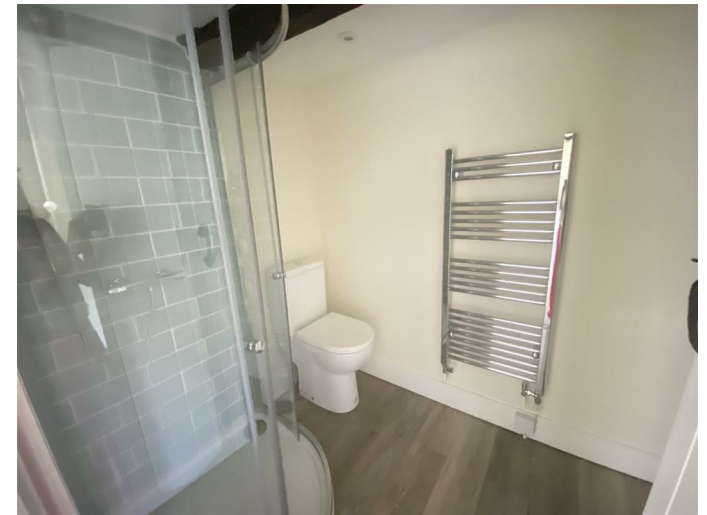
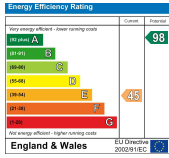
The cottage is approached from the rear and has a large gravelled car parking area together with a grassed area planted with apple trees. The gravel pathway leads to the entrance door with open porch. There is access to the lockable dry wood store. The front of Cottage is laid to lawn with the boundary planted with mature hedging and shrubs. There is a raised covered well, a decking area complete with fig tree and access to the workshop with electric and housing for the boiler.

## DIRECTIONS

What3Words//barbarian.pool.reservoir

Enter the Drove from the East. After approx 1/3 mile turn right into driveway that is marked by concrete apron and sign posted Westrow House deliveries, Westrow Cottages and EVRO publishing. Go up the drive and after a few yards take the left-hand fork., entrance to Little Westrow is the next track on the right, the wooden 5 bar gate will be opened to pull up on the gravel parking space.





Office/Neg/Date



01935 814488

sherborne@symondsandsampson.co.uk  
Symonds & Sampson LLP  
4 Abbey Corner, Half Moon Street,  
Sherborne, Dorset DT9 3LN



**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