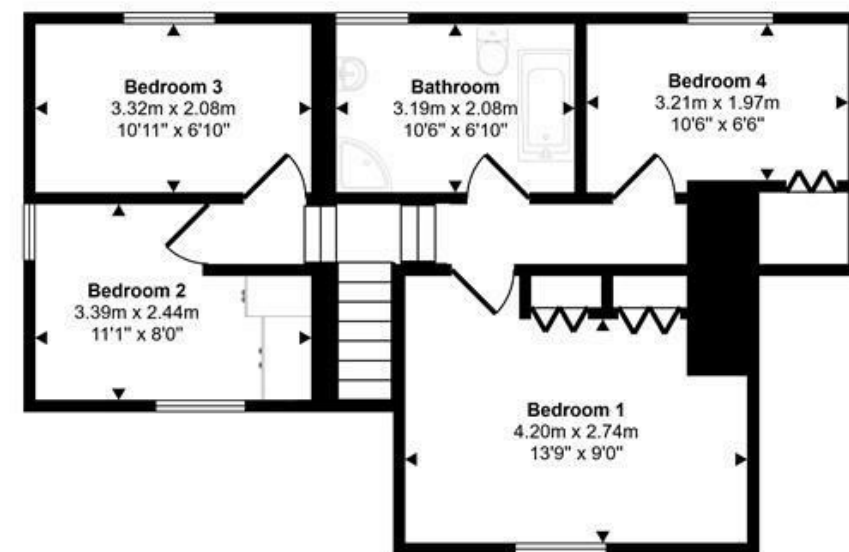




Ground Floor  
Approx 56 sq m / 598 sq ft

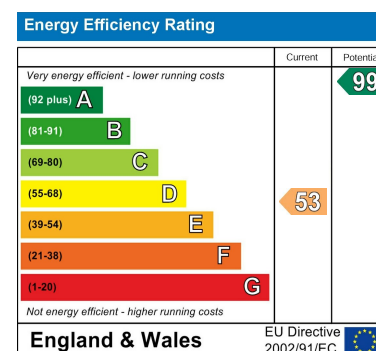


First Floor  
Approx 51 sq m / 549 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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## Hilltop Cottages Pulham

Guide Price  
£450,000

Characterful Semi-Detached Cottage with Countryside Views & Generous Gardens

Full of warmth, history, and charm, this semi-detached former farm worker's cottage—dating back to the turn of the last century—has been a much-loved family home for over 30 years. Extended and modernised over time, it blends period character with practical living, offering a wonderful opportunity to settle into a well-maintained home with scope to make it your own.

Set in a peaceful rural spot with open views to both the front and rear, the property enjoys an idyllic setting backing onto open fields with far-reaching views towards the picturesque Dorset Gap, where four ancient paths meet.

Inside, the home offers four bedrooms and a family bathroom upstairs, while the ground floor provides excellent space for family life and entertaining. A welcoming dining room with a wood burner creates a cosy heart to the home and becomes a snug during the winter months, while the bright, double-aspect sitting room—with sliding doors to the garden—offers a light-filled retreat with lovely rural outlooks. The kitchen is a great size, fitted with modern soft-close units installed around seven years ago, and there's also a handy utility room with plenty of room for coats, boots and shoes and a cloakroom to complete the ground floor.

Outside, the large sunny and beautifully landscaped gardens are a real highlight—thoughtfully designed and lovingly cared for, they back directly onto open countryside and benefit from a high degree of privacy. The property also boasts generous parking and a double garage, ideal for storage, hobbies, or potential workshop space.

A rare chance to own a piece of Dorset's rural charm, this character-filled home offers space, peace, and a true sense of place—perfect for those seeking a forever home in the countryside.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The house is approached from the front over the drive to a storm porch where there is ample room for wet coats and muddy boots. The front door opens into a welcoming entrance hall with a window to the front, stairs rising to the first floor and doors leading off to the sitting room and dining room. The sitting room is a good size, benefitting from plenty of natural light from the window to the side and large patio door to the rear. There is ample room for settees and armchairs and provides an excellent spot for seeing wildlife in the garden and adjoining countryside - binoculars, ever ready!

From the sitting room a door opens to a generously sized kitchen with window to the rear and fitted with a range of modern soft closing units consisting of floor cupboards with corner carousel and plinth heater, drawer units and eye level cupboards with counter lighting beneath. There is a generous amount of wood effect work surfaces with a matching upstand plus a pull out breakfast table and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. You will find space and a water supply for an American style fridge/freezer, an integrated dishwasher plus an eye level electric combination oven and an electric oven with hide and slide door and a high specification AEG induction hob with an extractor hood above. For appearance and practicality the floor is laid in an attractive stone effect vinyl. There are doors to the dining room and utility room.

The dining room overlooks the front garden and has a brick built fireplace with a wood burner and shelves/storage to either side of the chimney breast. The utility room houses the oil fired boiler and has space and plumbing for a washing machine. You will also find plenty of room for coats, boots and shoes. There is a door to the WC.

##### First Floor

On this floor you will find a split level landing with doors leading off to the bedrooms and family bathroom plus access to the boarded loft space with a drop down ladder, fitted with light and power. From the second bedroom there is ladder access to a further boarded and lined loft space with light and power plus a window to the side overlooking the garden. There are four bedrooms, the main bedroom is double sized and the other three are good sized single bedrooms - all boast countryside views. The large family bathroom is fitted with a large corner shower cubicle with mains power shower, pedestal wash hand basin, a WC and a bath with a mixer tap and shower attachment.

#### Outside

##### Double Garage and Parking

The property is approached from the road onto a generously sized drive with space to easily park four cars and leads up to the double garage. This measures 6.15 m x 5.21 m/ 20'2" x 17'1" and has two up and over doors plus light and power.

##### Gardens

The front garden has well stocked flower beds, lawn and a variety of apple trees. The rear garden lies mostly to the side of the house with some lawn and beds to the rear where it adjoins pastureland and has far reaching views. It has been beautifully landscaped and divided into different areas - there is a productive vegetable garden, flower beds and trees, seating areas and a large timber cabin, greenhouse and shed. The garden benefits from a sunny and private aspect.

### Useful Information

Energy Efficiency Rating E

Council Tax Band D

uPVC Double Glazing

Oil Fired Central Heating

Private Sewage Plant shared between 4 properties  
Freehold

Flying Freehold - part of bedroom 4 is over the neighbours kitchen.

The utility was added in the 1930s and the side extension in the 1980s.

The property was partially re-wired about 8 years ago and the kitchen units are about 7 years old.

### Location and Directions

Pulham is a charming and peaceful village nestled in the heart of the North Dorset countryside. Known for its strong sense of community and rural character, the village offers a tranquil lifestyle while still being conveniently placed. It features a historic church, a well-regarded village hall with regular community events, and a local farm shop close by for everyday essentials and a public house - The Halsey Arms. Just a short drive away are the larger villages and towns of Sturminster Newton and Dorchester, offering a wider range of shops, supermarkets, schools, healthcare services, and leisure facilities. The area is surrounded by scenic walking routes and bridleways, with the iconic Dorset Gap and beautiful Blackmore Vale countryside nearby—ideal for lovers of the outdoors. Pulham strikes a perfect balance between countryside seclusion and accessible amenities, making it a desirable location for those seeking both peace and practicality.

Postcode - DT2 7DY

What3words - ///venues.helm.whisk



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.