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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Gason Lane
Queen Camel

Guide Price
£585,000

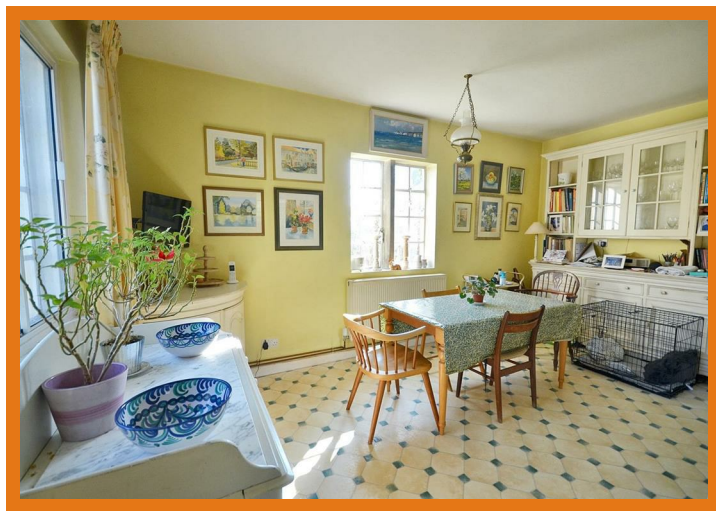
Lovingly cared for by the same family for over 25 years, this enchanting home is a place where timeless character meets generous space, all set on the slopes of Camel Hill. Hidden away on a peaceful no-through lane and surrounded by fields, it enjoys sweeping countryside views across to the village and its historic church—yet the charm of the village centre lies just a short stroll away.

Individually designed and built in 1923, the house exudes charm and individuality. With around 2,835 sq. ft./263 sq. m of versatile accommodation, it is perfectly suited to the rhythm of family life. Though some areas would benefit from maintenance and updating, the home offers enormous potential—including the possibility of creating a self-contained annexe for a family member.

Stepping inside, the heart of the home reveals itself in three inviting reception rooms: a spacious sitting room, a formal dining room - both with fireplaces - and an impressive reception hall with its striking stone fireplace, a true centrepiece for family gatherings. Traditional stone-mullioned windows draw in natural light, while fireplaces in several of the five double bedrooms add a sense of warmth and history. A family bathroom and a separate wet room serve the upper floor, and the kitchen/breakfast room provides a welcoming space for everyday meals and relaxed weekend mornings.

Outside, the magic continues. A sweeping lawn is just perfect for children's adventures and garden games, with the joyful companionship of pets. The generous sun terrace invites long summer afternoons and golden evenings spent with family and friends, framed by ever-changing countryside views. Ample parking and a garage, plus a stable for storage, ensure practicality is catered for.

A rare find, this much-loved home is filled with character and potential—a place where the past has been cherished and the future is waiting to be written. Here, amidst the beauty of the surroundings, lasting family memories are made.



The Property

Accommodation

Inside

Ground Floor

From the parking area there is a large storm porch with a door that opens into the entrance with window to the side and plenty of space for coats, boots and shoes. For practicality, the floor is tiled. A further door opens to the hall where there is a door to the cloakroom and an arched opening into an impressive main reception hall that offers flexible room usage. From here the main staircase rises to the first floor. There is an arch to the inner hall, and doors leading off to the sitting room, dining room and the conservatory. The focus point of the room is an open fireplace with a polished stone surround. The spacious sitting room enjoys a window overlooking the front and overlooking the main garden, plus a door that opens to the conservatory. It, too has a fireplace with timber surround and stone hearth, plus built in arched display shelves and storage cupboards to either side of the chimney breast. A fabulous room with space for all the family. The formal dining room has a view over the main garden and is a great room for hosting family gatherings or entertaining friends. Again, it benefits from a fireplace with built in dresser style unit to one side. The conservatory offers a great place for weather watching, a quiet spot for reading or just gazing over the garden.

From the inner hall, a door opens to a further hall with stairs rising to the first floor, door into the dining room and to the kitchen/breakfast room. This has a good sized breakfast area with a double aspect taking in views over the garden. For practicality and appearance the floor is laid in a tile effect vinyl that flows into the kitchen area. This is fitted with a range of floor and eye level cupboards plus separate drawer units. You will find a good amount of work surfaces with a tiled splash back and a double sink and drainer with a mixer tap. There is housing for a larder style fridge, plumbing for a dishwasher and a built in electric oven with a ceramic hob plus two gas rings (bottled) and an extractor hood.

Also on the ground floor is a rear lobby with access to the side drive, plus a storage area and utility - all offering scope for further development.

First Floor

From the main reception hall stairs rise to a half landing with a window overlooking the side garden and continue up to a spacious and bright galleried landing with an opening to an inner landing and door to a separate landing. There is a large built in storage cupboard plus the airing cupboard. Doors lead off to the bedrooms and to the wet room, which is fitted with a WC, pedestal wash hand basin and shower area with an electric shower. You will find three double bedrooms, all with a view over the main garden and countryside beyond plus built in wardrobes and two with fireplaces. There is also a fourth

bedroom that is currently fitted out as a study with built in shelves and cupboards.

The other staircase rises to a galleried landing with access to a large walk in wardrobe, door to a double bedroom and to the bathroom, which is fitted with a WC, vanity wash hand basin and bath with a mixer tap and telephone style shower attachment. There is scope that with some re-configuration, this part of the building could provide separate accommodation for a dependent relative or young adult yet to leave the nest.

Outside

The Grounds

The property is approached from the lane on to a drive that leads to the main entrance of the house. The drive is laid to stone chipping and has plenty of room to park multiple vehicles plus a garage. The main garden extends from the side of the house and predominately laid to lawn, fringed by mature shrubs and trees. Central steps rise to a raised sun terrace with views down the garden to the countryside beyond. Further garden lies to the other side of the house where there is the oil tank and a stable block. The whole grounds extend to about an acre of private and sunny personal space with the option to create a garden to suit your own style.

Useful Information

Energy Efficiency Rating F

Council Tax Band F

Original Windows and Stone Mullions

Oil Fired Central Heating

Septic Tank Drainage

Freehold

No Onward Chain

Location and Directions

Queen Camel is a historic and attractive village in south Somerset, set on the River Cam about seven miles north of Sherborne. With roots stretching back to Saxon times, the village is known for its handsome period cottages, welcoming pub, and the impressive Church of St Barnabas at its centre. The village offers a good range of local amenities including a shop and post office, doctors' surgery, a modern community hall hosting regular clubs and events, and a playing field with sports facilities.

Sherborne and Yeovil also provide supermarkets, healthcare, leisure centres, restaurants and rail links to London and Exeter, ensuring excellent connections. Queen Camel offers an appealing mix of village life, strong community spirit and easy access to both outdoor pursuits and quality education. The village itself has a well-regarded primary school, while nearby secondary education is available in Sherborne and Yeovil, both offering state and independent options. The property is ideally placed with easy access to the recently re-routed A303.

Postcode - BA22 7PQ

What3words - ///overture.brings.tour

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