



Ham Cottage
Waterside Lane



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Set within a conservation area and nestled in an Area of Outstanding Natural Beauty, this enchanting detached, period cottage is believed to date back to the 1600s.

Beautifully presented and steeped in history, the property sits in the tranquil village of Sydling St. Nicholas, offering an idyllic country lifestyle. Once two separate cottages, it has been seamlessly united to form a spacious and characterful home, where original beams, stonework and period detailing blend harmoniously with modern comforts.

The accommodation includes four generous double bedrooms, three bathrooms, two charming reception rooms, a country-style kitchen/breakfast room, utility room and a boot room, perfect for countryside living.

Set within extensive, well-tended grounds, the cottage enjoys a wraparound garden framed by open countryside views, creating a sense of privacy and peace. Ample gated parking further enhances this exceptional home.



Enter via a part-glazed wooden stable door into a front porch with a study/hobby room, and a further glazed door providing access to the main property. The kitchen sets the tone for the characterful aesthetic that runs throughout, featuring period details such as flagstone flooring and exposed brickwork surrounding the Rangemaster oven, complemented by sympathetically integrated appliances. A door leads to the utility room, offering an ideal space for additional appliances and housing a Butler sink, with ample storage space provided. A shower room serves the ground floor, fitted with a suite comprising a corner shower, W/C and wash basin, all decorated in a style that continues to complement the rest of the home. The boot room offers an alternative access to the property.

The dining room features double doors leading out to the rear garden. The principal reception room is of generous proportions, with an impressive central inglenook fireplace housing a wood-burning stove. Two further front-aspect rooms are situated off the lounge, including a sunroom and a study room ideal for remote work or a home office setup. Stair cases from the hallway and the reception room both lead up to the first floor, where the period charm continues with exposed beams enhancing the character. The landing provides access to all principal rooms. All four bedrooms are generous doubles, three of which benefit from attractive bespoke wardrobes. The principal bedroom also includes an en-suite shower room comprising a corner shower, W/C and basin. The family bathroom features a tongue-and-groove panel-enclosed bath, bidet, W/C, and wash basin.



Externally, the property is equally impressive, featuring a beautifully maintained front garden with mature plants, shrubs, and fruit trees. Areas of the garden have been thoughtfully landscaped with patios, creating inviting outdoor dining spaces complemented by a water feature. To the rear, there is a vegetable plot, a lawned area, and an additional patio seating area accessible from the dining room. Furthermore, the property benefits from ample gated parking and an oversized single garage with light, power, and hinged doors. Additionally, there is a brick-built log store, also equipped with power.

Situated in a pretty and sought-after village within Dorset approximately 7 ½ miles north of Dorchester. Sydling St Nicholas is a designated area of Outstanding Natural Beauty and offers an active community and facilities such as a newly refurbished village hall, a church and a popular public house. Further amenities include a village green, dairy farm and watercress farm. The surrounding countryside and hills offer spectacular views and are well served with a network of bridleways and footpaths. A variety of local shops can be found within the nearby villages of Cattistock, Maiden Newton and Cerne Abbas. The nearby county town of Dorchester offers a comprehensive range of amenities as well as the mainline railway services to London (Waterloo) and Bristol Temple Meads.

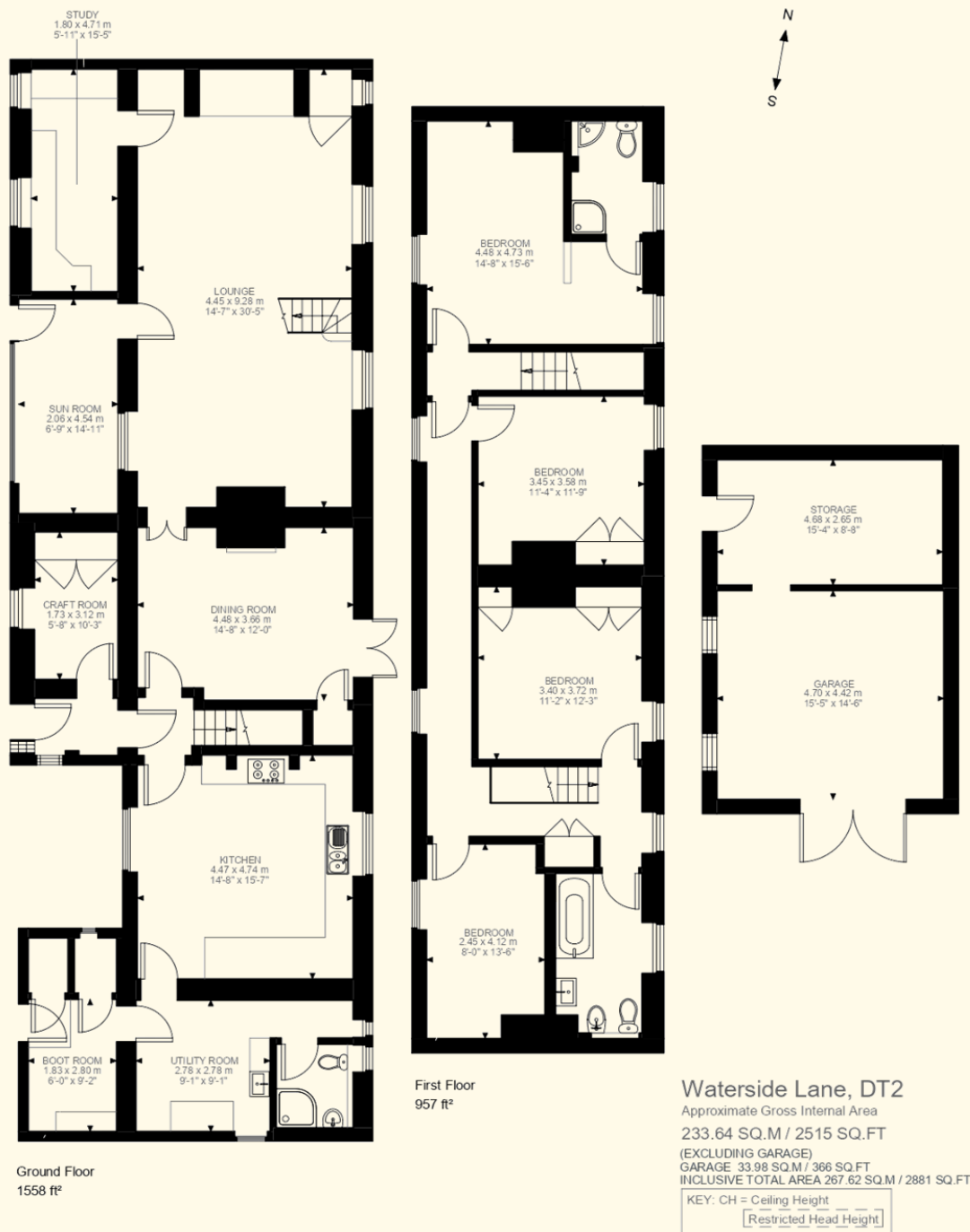


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Agents Notes:

Please note this is a Grade II listed building.
Formerly two dwellings, converted into one in 1997 with approved permissions.

Services:

Mains electricity, water and drainage are connected.
Electric night storage heating.

Local Authorities:

Dorset Council,
County Hall
Colliton Park
Dorchester
DT1 1XJ
Tel: 01305 211970

Council tax band: G.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.
<https://check-long-term-floodrisk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard and superfast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit
<https://checker.ofcom.org.uk>

EPC Rating: Exempt.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.
Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>