



RECTORY FARMHOUSE
HIGH STREET, QUEEN CAMEL, SOMERSET

JACKSON-STOPS 

RECTORY FARMHOUSE
HIGH STREET, QUEEN CAMEL
SOMERSET, BA22 7NE

A CHARMING GRADE II LISTED VILLAGE
HOUSE WITH PERIOD CHARACTER, CLOSE
TO THE ABBEY TOWN OF SHERBORNE AND
WITH EXCELLENT COMMUNICATION LINKS



DISTANCES (APPROXIMATE)

A303 AT SPARKFORD: 2 MILES
SHERBORNE: 6 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
CASTLE CARY: 7 MILES (LONDON
PADDINGTON 1 HR 40 MINUTES)
DORCHESTER: 24 MILES
BRISTOL AIRPORT: 34 MILES

GROUND FLOOR

- Entrance Hall
- Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Utility
- Cloakroom

FIRST FLOOR

- Three Double Bedrooms
- Single Bedroom/Study
- En-suite Bathroom
- Shower Room

OUTSIDE

- Garage
- Driveway Parking
- Gardens and Terrace
- Potting Shed
- Greenhouse



THE PROPERTY

Rectory Farmhouse is a handsome and historic Grade II listed semi-detached property, perfectly positioned in the heart of Queen Camel. Built of stone under a clay tile roof, it showcases a wealth of outstanding period features, including flagstone floors, exposed beams, window seats and plantation shutters, all of which lend the house a timeless charm.

The dual-aspect drawing room is an elegant and light-filled reception space with high ceilings, a striking marble fireplace, and French doors opening directly to the garden terrace, ideal for summer entertaining. The dining room exudes character, with its impressive Hamstone fireplace housing a wood burner, complemented by exposed ceiling beams and shutters that add both style and warmth.

The kitchen/breakfast room is a delightful heart of the home, well fitted with neutral units beneath granite and oak worktops, a butler sink and a cream electric Aga, together with space and connections for dishwasher and fridge. A particularly useful utility room provides further practicality, with space and plumbing for a washing machine and tumble dryer, a sink, and doors leading straight to the terrace.

Upstairs are three double bedrooms and a single bedroom/study, each brimming with character, one enjoying triple aspect windows with glorious views over the gardens. The principal bedroom benefits from an en suite bathroom, while a further stylish shower room serves the remaining bedrooms.

OUTSIDE

The property is accessed via a driveway at the rear, leading to private parking for two to three cars and a garage with power and light. A gate from here opens into the gardens, which are a particular feature of the property.

The gardens are laid mainly to lawn and planted with mature borders, roses, lavender, buddleia, apple tree and box hedging. A terrace adjoining the house provides the perfect setting for outdoor dining with space for a large table and chairs. At the far end of the garden is a wooden greenhouse, a charming thatched potting shed/bothy and a lean-to arbor, all adding both practicality and character.



LOCATION

Rectory Farmhouse is located in Queen Camel, a thriving village with excellent amenities. Facilities include a very active village hall, a public house, and a doctor's surgery. The property also benefits from superb road links: the A303 performs as a dual carriageway for much of the route towards the M3 and onward to London. Connections to the A37 and M5 further enhance access to the wider region.

Sherborne is widely regarded as one of the most attractive towns in Dorset, dominated by its ancient Abbey and renowned schools. The town offers an excellent range of traditional shops, boutiques, cafés, and restaurants. Its two castles, one of which was once home to Sir Walter Raleigh, reflect Sherborne's rich history, and the town centre is a designated Conservation Area with strict planning controls preserving its special character.

The surrounding area of West Dorset is known for its unspoilt landscape, with many picturesque villages and excellent countryside walks nearby. The UNESCO World Heritage Jurassic Coast lies only 27 miles away at Weymouth.

EDUCATION

The area is particularly well served by schools. Locally, there is a primary school in Queen Camel and a choice of excellent state primary and secondary schools nearby, including the highly regarded Gryphon School in Sherborne.

Independent provision is equally strong: Sherborne is home to the Sherborne Schools Group (Sherborne School, Sherborne Girls and Sherborne Prep). Other notable options within easy reach include Leweston, Hazlegrove, Perrott Hill, Port Regis, Milton Abbey, Bryanston and Millfield.

SPORTING AND RECREATION

The surrounding countryside is criss-crossed with footpaths, bridleways and quiet lanes, making the area ideal for walking, cycling and riding. Sporting opportunities are plentiful, with racing at Wincanton, sailing at Sutton Bingham and golf at Sherborne and Yeovil.



Sherborne itself is a cultural hub, with Sherborne Abbey hosting regular concerts and recitals, and The Sherborne House, an arts, dining and events venue, central to the town's cultural calendar. Beyond Sherborne, the Newt country estate and hotel provides extensive gardens, restaurants and exhibitions, while Hauser & Wirth in Bruton offers world-class contemporary art. Theatres at Salisbury, Yeovil and Bath (all within an hour's drive) provide further choice.

LOCAL AUTHORITY

Somerset Council - Tel: 0300 123 2224

Council Tax Band: F

SERVICES

Mains electricity, water and drainage
Oil-fired central heating

EPC - Exempt

CONTENTS, FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings, garden ornaments etc are specifically excluded, although may be available through separate negotiation

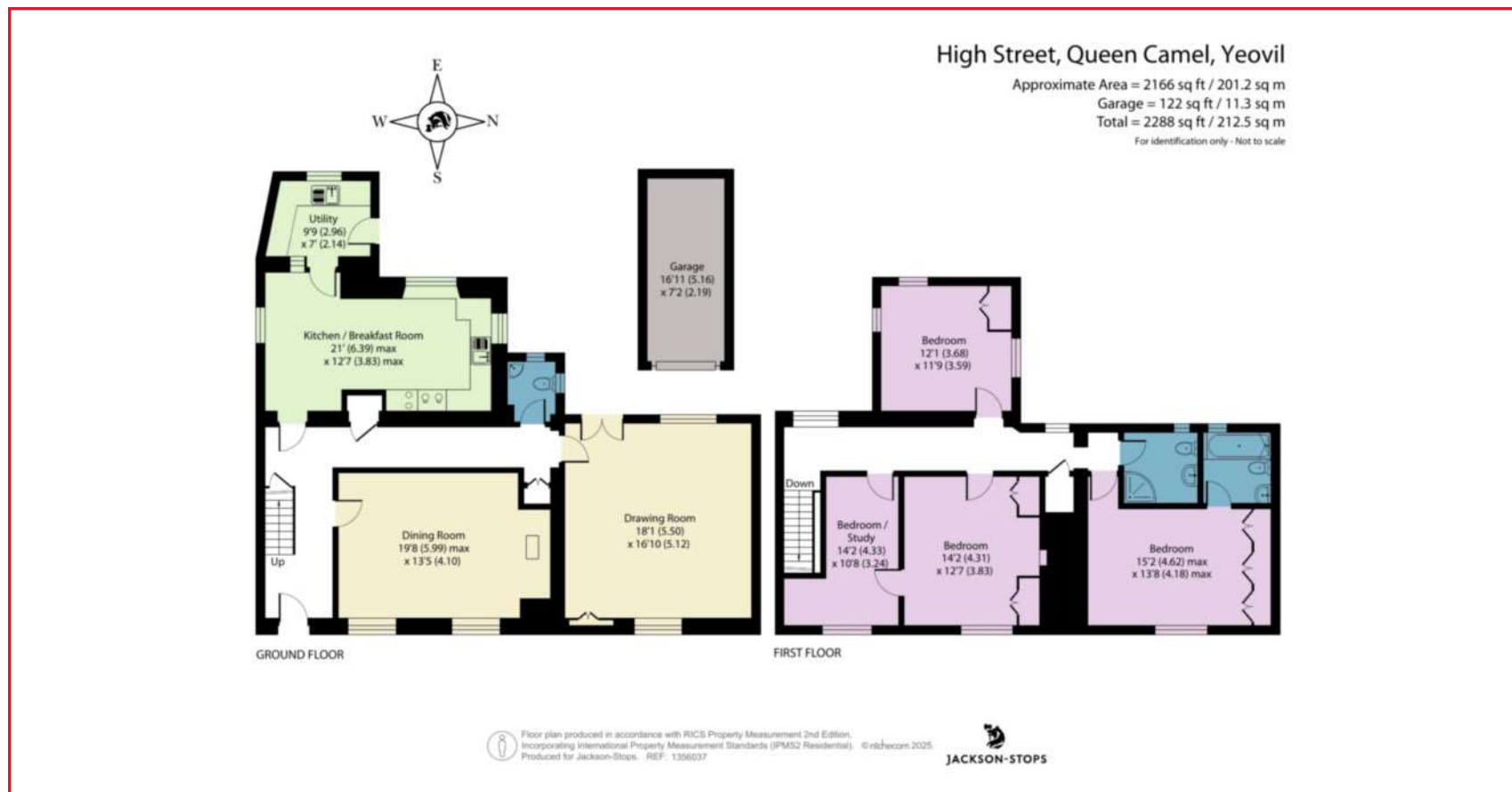
DIRECTIONS AND VIEWINGS

Postcode: BA22 7NE

What3words: ///instructs.chat.wrong

From Sherborne, take the B3148 Marston Road to Marston Magna, turning right after about 4.5 miles at the T junction by the Marston Inn onto the A359. Drive though Marston Magna and continue to Queen Camel, turning right at the mini roundabout and then left about 50m up, before the left hand bend, onto a driveway with cream garages visible at the end. Park next to the end garage and enter Rectory Farmhouse from the garden gate.

VIEWINGS: Only by appointment with Jackson-Stops' Sherborne Office 01935 810141



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

SHERBORNE

01935 810141

sherborne@jackson-stops.co.uk

jackson-stops.co.uk

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