



2 YEW TREE COTTAGES

LITTLEBREDY, WEST DORSET

JACKSON-STOPS 

2 YEW TREE COTTAGES
LITTLEBREDY
DORCHESTER
DORSET
DT2 9HL

AN ENCHANTING GRADE II LISTED
THATCHED COTTAGE OF EXCEPTIONAL
CHARM, SET WITHIN ONE OF DORSET'S
MOST IDYLIC VILLAGES



DISTANCES

DORCHESTER (MAINLINE STATION
TO LONDON WATERLOO) 7.2 MILES
BRIDPORT 9.4 MILES
THE JURASSIC COAST AT CHESIL
BEACH 5.6 MILES

ACCOMMODATION

- GROUND FLOOR
- Entrance hall
- Sitting / dining room
- Kitchen
- Utility room
- Study
- Rear hall
- FIRST FLOOR
- Landing
- Two bedrooms
- Family bathroom

OUTSIDE

- Driveway parking for ample cars
- Pretty front & rear gardens
- Outside store

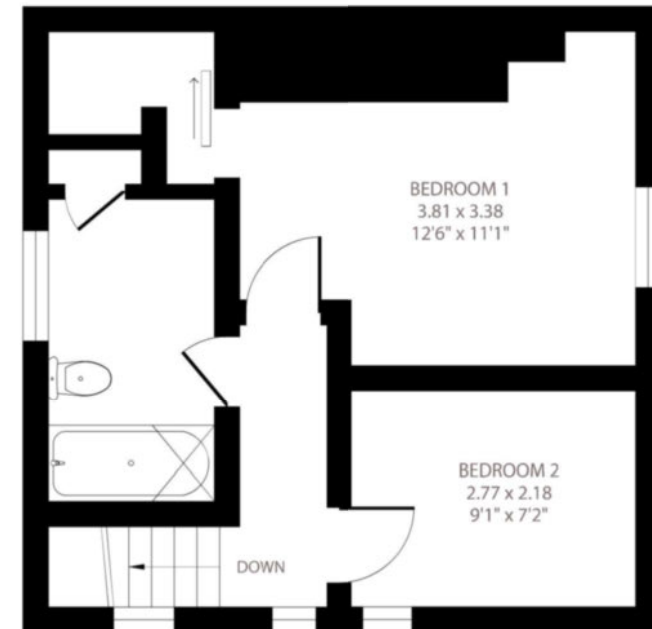
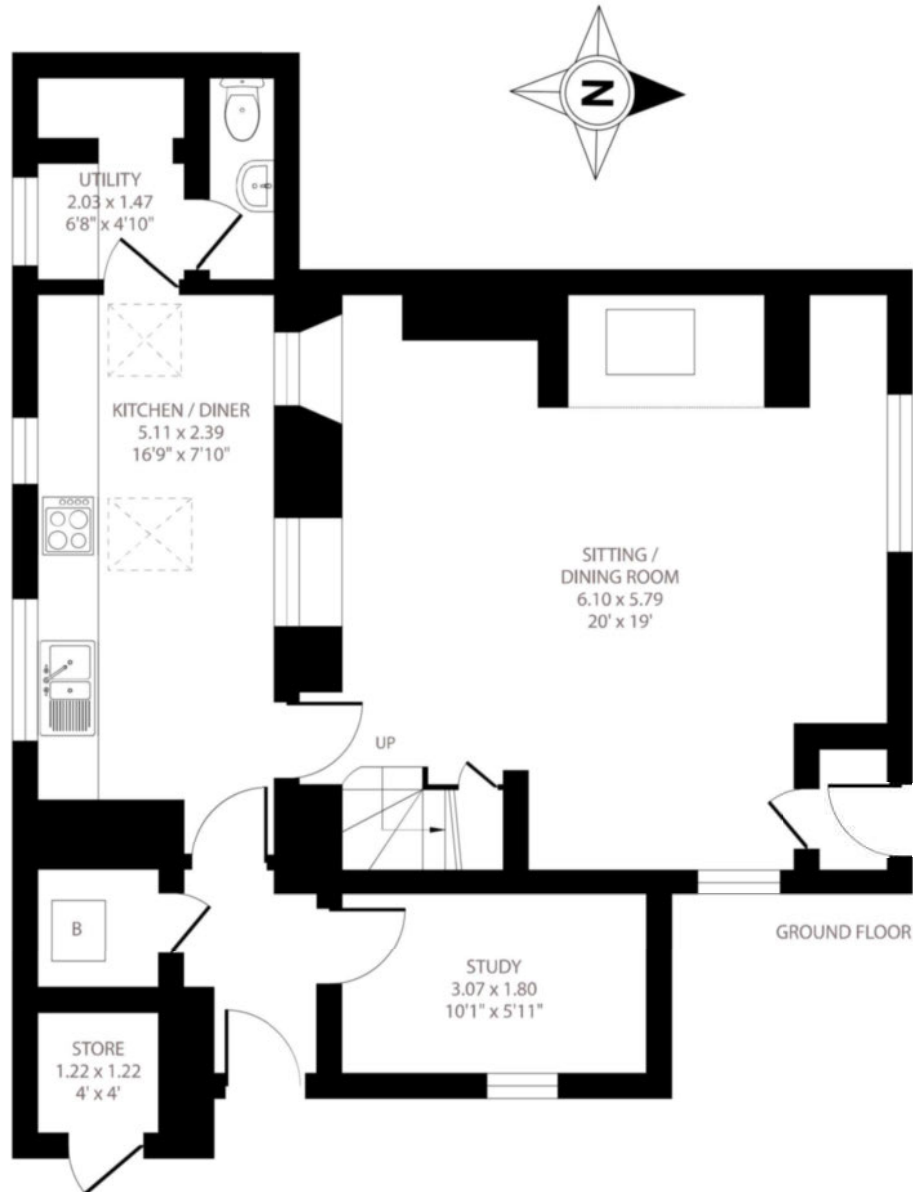
Yew Tree Cottages, Littlebredy, Dorchester, DT2

Approximate Area = 1088 sq ft / 101 sq m

Outbuilding = 16 sq ft / 1 sq m

Total = 1104 sq ft / 102 sq m

For identification only - Not to scale



THE PROPERTY

Nestled in the heart of the unspoilt and highly coveted village of Littlebredy, this exquisite semi-detached thatched cottage forms part of the historic Yew Tree Cottages. Beautifully curated throughout, the property marries timeless period character with considered modern refinement, creating a truly elegant and atmospheric village home.

Extending to approximately 1,104 sq ft, the accommodation is arranged over two floors and is rich in heritage detail. Exposed ceiling timbers, traditional craftsmanship, and an impressive inglenook fireplace with wood-burning stove combine to create interiors of warmth and distinction. These are complemented by modern comforts including oil-fired central heating, mains electricity, private estate water supply, and a shared septic system serving just one neighbouring cottage.

The entrance opens into a wonderfully inviting sitting/dining room - a captivating principal reception space that epitomises country living. Centred around the striking inglenook fireplace, this room offers an effortless balance of intimacy and scale, ideal for both relaxed evenings and refined entertaining. A staircase rises to the first floor, while doors lead through to the study and kitchen.

The study provides a serene and versatile retreat, perfect for home working or quiet contemplation. The kitchen room is thoughtfully designed and beautifully appointed, featuring bespoke-style cabinetry, warm wood worktops, and bathed in natural light. Beyond lies a well-equipped utility room with additional storage, alongside a discreet ground floor WC.

Upstairs, the sense of character continues. Two beautifully proportioned bedrooms offer tranquil and restful accommodation, each imbued with period charm. The principal bedroom is a refined double room, while the second bedroom lends itself equally well as an elegant guest suite or stylish nursery. A well-appointed bathroom completes the first-floor accommodation.





OUTSIDE

Approached via a newly laid gravel driveway, the property enjoys private off-street parking. The front garden is quintessentially English in style - a delightful cottage garden laid predominantly to lawn and framed by mature planting and established borders, creating a setting of rare tranquillity and natural beauty. A charming outbuilding provides practical garden storage.

Set against the backdrop of one of Dorset's most picturesque valleys, this is a rare opportunity to acquire a home of genuine character and understated luxury in an exceptional village setting.

LOCATION

Considered to be one of the gems of the stunning Bride Valley, the pretty village of Littlebredy lies in a secluded yet accessible location. This is some of the finest countryside in Dorset, designated as an Area of Outstanding Natural Beauty. Famous for its patchwork of pastures and rolling chalk valleys, woods and downland, this stunning area is host to a number of pretty villages mainly composed of traditional cottages of stone and thatch.

The nearby village of Litton Cheney, has a nursery and primary school, a thriving community hall, a local pub and a youth hostel,. Within easy reach are the County Town of Dorchester and Bridport. Both provide an excellent range of shops, schools, restaurants and supermarkets, with the County Hospital in Dorchester and smaller community hospital in Bridport. Dorchester has two main line railway stations to London Waterloo as well as the Conran-designed Brewery Square with its cinema, bars and restaurants. Both towns have thriving markets.

SPORTING & RECREATION

There is an excellent range of sporting and leisure pursuits in the area. These include sailing at Lyme Regis and Weymouth Yacht



Clubs, golf at Bridport Golf Club and Dorchester Came Down and extensive walking and riding in the surrounding countryside with its numerous footpaths and bridleways. There are popular art centres in Bridport and theatres in Bridport, Yeovil and Exeter.

Littlebredy is only a short distance to the Jurassic Coast, a designated Unesco World Heritage Site, with spectacular coastal paths and many beautiful beaches.

EDUCATION

Dorset is well served for schools. There is an excellent primary school in Litton Cheney (Thorners) and secondary schooling at the Sir John Colfox Academy in Bridport and the Thomas Hardye School in Dorchester. Private schools include Sunninghill in Dorchester, Perrott Hill, Sherborne, Hanford and Leweston Preparatory Schools. Private senior schools include the Sherborne Schools; Bryanston; Canford; Milton Abbey and St. Anthony's Leweston.

PROPERTY INFORMATION

SERVICES: Mains electricity, private estate water supply, shared septic tank with 1 other property. Oil fired heating.

LOCAL AUTHORITIES: Dorset Council. Tel: 01305 251000

COUNCIL TAX: Band D

VIEWINGS: Strictly by appointment with Jackson-Stops
Telephone: 01308 423133

TENURE: Freehold with vacant possession on completion.

DIRECTIONS: Navigation by what3words: ///cake.sway.life
From the A35, just west of the village of Winterbourne Abbas, turn onto Longland's Lane, signposted Littlebredy. Head up the hill and continue on this lane until you drop down into the village of Littlebredy. At the hexagonal shelter turn left onto the estate. Proceed down the hill, and back up and the property is on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

BRIDPORT/DORCHESTER

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