



APPLE HOUSE

HIGH STREET, QUEEN CAMEL, SOMERSET

JACKSON-STOPS 

APPLE HOUSE
HIGH STREET, QUEEN CAMEL
SOMERSET, BA22 7NE

A BEAUTIFULLY PRESENTED VILLAGE HOUSE COMBINING CHARACTERFUL CHARM WITH STYLISH CONTEMPORARY LIVING



DISTANCES (APPROXIMATE)

A303 AT SPARKFORD: 2 MILES
SHERBORNE: 6 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
YEOVIL: 6 MILES (LONDON
WATERLOO 2 HRS 15 MINS)
A303 AT SPARKFORD: 2 MILES
CASTLE CARY: 7 MILES (LONDON
PADDINGTON 1 HR 40 MINS)

GROUND FLOOR

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Study/Bedroom
- Utility Room
- Cloakroom

FIRST FLOOR

- Three Double Bedrooms
- Ensuite Shower Room
- Family Bathroom

OUTSIDE

- Delightful Enclosed Gardens
- Garage and Parking



THE PROPERTY

Constructed of attractive white Lias stone beneath a tiled roof, Apple House is a particularly appealing property that has been thoughtfully arranged to offer a seamless blend of original character and modern, neutral styling. The interiors are notably light-filled throughout, with many rooms enjoying a dual aspect and an easy connection to the gardens. An attractive glazed entrance door opens into a welcoming hallway, where painted panelling, wood flooring and excellent built-in storage immediately set the tone. The principal reception room is a wonderfully inviting space, featuring exposed stonework and beams, a characterful fireplace and part-glazed doors opening directly onto the terrace, creating an effortless flow for both everyday living and entertaining. The kitchen is a superb heart of the home, fitted in a contemporary style with a comprehensive range of wall and base units beneath stone work surfaces. Appliances include a Belling hob with extractor over, an integrated Lemona oven and dishwasher, together with an integrated fridge, freezer and wine fridge. There is ample space for a large dining table and chairs, making it ideal for family life and informal gatherings, while doors open out to both the front and rear terraces. A utility room provides further practicality with space and plumbing for laundry appliances, alongside a cloakroom. Also on the ground floor is a versatile study, currently arranged as a double bedroom, offering flexibility to suit a variety of needs.

Upstairs, the principal bedroom is a particularly light and airy room with dual aspect windows, built-in wardrobes and a well-appointed ensuite shower room. Two further double bedrooms, both with dual aspects and fitted wardrobes, are served by a contemporary family bathroom featuring a bath with shower over, vanity basin and WC.

OUTSIDE

The gardens are a charming and well-established feature of the property, thoughtfully landscaped to provide both privacy and interest throughout the seasons. A generous south-facing paved terrace extends from the house, offering an ideal setting for alfresco dining and entertaining, with ample space for outdoor seating and barbecues. The lawn is bordered by mature trees including maple, hazel and silver birch, complemented by a variety of shrubs and laurels, while hedging and ribbon willow fencing provide a good degree of enclosure. Further interest is provided by areas of hard landscaping with raised beds and a productive vegetable patch. A timber shed offers useful storage. To the north side of the house, an additional terrace accessed from the kitchen provides a peaceful spot to enjoy the morning sun. The property benefits from driveway parking for two vehicles together with a single garage. Altogether, the outside space offers a delightful balance of seclusion, practicality and year-round enjoyment.



LOCATION

Apple House 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.

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.

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.



LOCAL AUTHORITY

Somerset Council: 0300 123 2224

Council Tax Band: F

SERVICES

Mains electricity, water and drainage

Oil fired central heating

EPC: E

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.

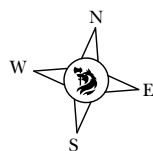
DIRECTIONS AND VIEWINGS

Postcode: BA22 7NE

What3words:///zoos.engaging.sugars

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 in the space on the right, next to Apple House.

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



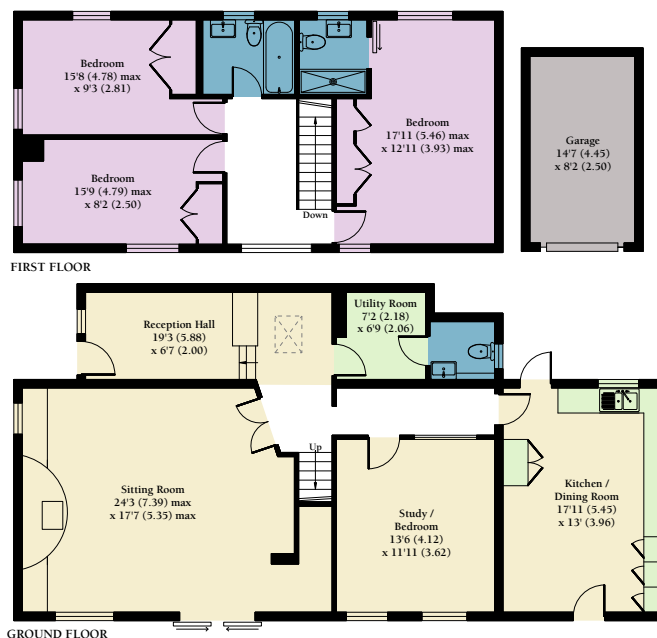
High Street, Queen Camel, Yeovil

Approximate Area = 1763 sq ft / 163.7 sq m

Garage = 120 sq ft / 11.1 sq m

Total = 1883 sq ft / 174.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Jackson-Stops. REF: 1448381



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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

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