



FOR SALE

The Old Smithy, Yetminster, DT9 6LF

£400,000



ORCHARDS
ESTATES

The Old Smithy is not just a house, but a potential home that offers a blend of privacy, space, and character.

Its location in Yetminster adds further allure, positioned within a landscape of rolling hills and historical intrigue, ideal for those who appreciate the slower pace and the scenic beauty of rural England.

For anyone seeking a home that promises a life of peaceful retreat without sacrificing functionality, The Old Smithy on High Street represents a rare and enchanting proposition.



£400,000



LOCATION

Yetminster is a popular and sought after village located at the western end of the Blackmore Vale. The village itself has a good range of amenities including a small supermarket, doctor's surgery, primary school and a railway station on the Bristol to Weymouth line. The historic Abbey town of Sherborne, the County town of Dorchester and the regional centre of Yeovil are all within easy commuting distance and there are railway stations at all three towns with regular services to London Waterloo. The A303 can be joined to the north of Sherborne at Wincanton providing good road access to London and the Home Counties via the M3/M25 route. Bournemouth Airport is within comfortable driving distance.

Ground Floor

Upon entering the property through the front door, you are in the small porch area, perfect for shoe storage, this is followed by the main hallway.

The heart of the home is the fully equipped kitchen which features a traditional stove and ample storage solutions, merging functionality with rustic style.

Adjacent to the kitchen, is the large lounge area with double aspect windows.

The ground floor also includes a conveniently located WC, enhancing the practical layout of the home.

First Floor

Ascending to the first floor, one finds three well-appointed rooms. The master bedroom benefits from an en-suite with shower and high-quality fitted furniture, optimizing space and ensuring that every inch of the room is utilized efficiently and elegantly.

On this floor there is also an stylishly appointed bathroom, complete with a modern shower, balancing the building's old-world charm with contemporary fixtures.

Garden

The rear garden is not over looked, and is down to a large patio, making it easy maintenance.

Garage

Separate from the main house, the ancillary building extends the property's utility significantly. This structure houses a spacious garage, perfect for vehicle storage or as a workshop space for hobbies and projects.

Additionally, there is a versatile multi-purpose room which could provide development opportunities for a home office, fitness studio, or additional storage, tailoring the space to meet a variety of needs.

Material Information

- Freehold property
- Council Tax Band: D
- EPC Rating: E (53)
- Mains Drainage, Water and Electric.
- Gas cylinders with valve connection, which are located next to the garage.
- Flood Zone 1: Land within flood zone 1 has a low probability of flooding from rivers and the sea.



Directions

Heading to wards Dorchester on the A37 turn left at the Yetminster turning (look out for Hamish Farm Shop). Follow Ryme Road into Yetminster. On entering Yetminster, you will come to a 'T' Junction, here turn left on to the High Street, then immediately turn right. The property is on the right-hand side opposite The Old School Gallery and Cafe and will be well signposted with an eye-catching Orchards Estates FOR SALE Sign.
<https://w3w.co/lavish.responds.indoor>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Approximate total area¹
 93.68 m²
 1008.37 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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