

**Lawnden, Back Lane,  
Sherborne, DT9 3JE**





# Property overview

## Guide Price £350,000

"Lawnden," is an attractive natural stone barn conversion located in the charming Abbey Town of Sherborne. This unique property offers character and convenience, with easy access to the High Street, local amenities, and Sherborne's mainline railway station, providing excellent connections to London and beyond. Intelligently designed, "Lawnden" seamlessly combines two separate barns, resulting in a one-of-a-kind split-level home. With its own parking space, outdoor area, and ample storage.

Upon entering the right-hand barn, you are greeted by an inviting entrance hall, leading to a convenient downstairs WC and the second bedroom. Ascend the stairs to the first-floor landing, where you will find inner lobbies, a spacious living room, a dining room, and a well-appointed kitchen.

The conservatory/garden room offers a tranquil space to relax, leading to the enclosed courtyard/garden. The bathroom is well designed with an additional shower recess, while the master bedroom showcases stunning exposed beams, adding a touch of charm to the space. A hidden gem lies within the base of the left-hand barn, where you will discover an additional utility/storage room. Adjacent to this, there is an extra room currently utilised for storage, but it could easily be transformed into a fantastic games room, hobby area, or home office, depending on your needs.

Complete with a secure gated carport/courtyard and gas-fired central heating, "Lawnden" offers both security and comfort. The property is also available with no forward chain.



# Accommodation

## **Entrance Via:**

Solid wood and glazed front door with matching side light to:

## **Entrance Hallway: Irregular Shape 12' 8" x 9' 7" (3.86m x 2.92m)**

Central heating thermostat, two radiators, door to downstairs, WC, door to bedroom two, stairs to 1st floor.

## **WC: 6' 11" x 4' 4" max (2.11m x 1.32m)**

Obscured window to side aspect, wash hand basin, WC, radiator.

## **Bedroom Two: 13' 2" max x 11' 4" max (4.01m x 3.45m)**

Window to side, aspect, radiator.

## **First Floor Landing Lobby: 11' 2" over stairs x 3' 11" max (3.40m x 1.19m)**

Smoke alarm, high-level shelving, full height window over stairs with aspect towards courtyard garden, door to lounge, door to, dining room.

## **Lounge: 16' 7" max x 14' 0" max (5.05m x 4.26m)**

Windows to front and side aspects, radiator, gas fire with feature surround, TV point, door to over stairs cupboard (providing shelving and storage), glazed lights and concertina glazed door borrowing light from landing lobby.

## **Dining Room: 14' 8" max x 9' 4" max (4.47m x 2.84m)**

Window to front aspect, radiator, glazed door with matching side lights to courtyard/garden, door to kitchen, door to inner middle lobby.

## **Kitchen: 10' 8" max x 8' 4" max (3.25m x 2.54m)**

Service hatch to roof space, window to front aspect, part tiled walls, range of eye level and base level units, work surfaces, breakfast bar area, under unit lighting, stainless steel sink (with double drainer and mixer tap over, four ring hob with hood over, Integrated double oven, space for fridge freezer.

## **Middle Inner Lobby: 8' 2" x 3' 6" (2.49m x 1.07m)**

Door to rear inner lobby, French doors to:

## **Garden Room/Conservatory: 10' 4" x 7' 3" (3.15m x 2.21m)**

Sloping polycarbonate roof, feature exposed wall, timber construction, windows to side and courtyard garden aspects, French doors to:

## **Courtyard/Garden: 29' 6" max x 11' 7" max to front of garden room (8.98m x 3.53m)**

Mainly laid to patio slabs, providing secure garden/outside space all enclosed by the building and natural stone high-level brick wall.

## **Rear Inner Lobby: 8' 4" x 4' 5" plus door recess (2.54m x 1.35m)**

Feature exposed roof timbers, cupboard (providing shelving and storage), airing cupboard (with hot water tank and slatted shelving), door to bathroom, door to master bedroom.

## **Bathroom: 9' 1" x 5' 8" plus shower recess (2.77m x 1.73m)**

Window to side aspect, part tiled walls, wash hand basin (with mirror and shaving light point above), WC, radiator, panelled bath, shower recess with mixer shower over.

## **Master Bedroom: 13' 9" max x 11' 5" plus window recess (4.19m x 3.48m)**

Feature exposed roof timbers, Velux window to side aspect, windows to front and side aspects, radiator, range of fitted wardrobes (providing shelving storage, and hanging space), additional wardrobe (providing shelving and storage with overhead cupboard).

## **Utility/Storage Room: 13' 8" x 11' 0" (4.16m x 3.35m)**

Power and light, window to side aspect, Belfast sink (with hot and cold-water taps), space and plumbing for washing machine, space for tumble dryer, Worcester gas fired boiler (serving the central heating and hot water systems), electric fuse box, door to:

## **Storage Room: 13' 7" x 9' 0" (4.14m x 2.74m)**

Power and light, radiator, glazed double doors to front courtyard/shelter parking area. Has potential to be an ideal games room/home office etc.

## **Carport/Sheltered Courtyard: 20' 8" max x 18' 11" max (6.29m x 5.76m) with 12' 1" (3.68m) opening**

Vehicular and pedestrian access via double wrought iron gates. Gas meter, outside tap, laid to hardstanding, gives access to main front door and doors to utility/storage rooms.

## **Connected Person Declaration:**

As per the Estate Agency Act 1979 - we are declaring that a member of staff is a 'connected' person to the vendors of this property.



# Photography





















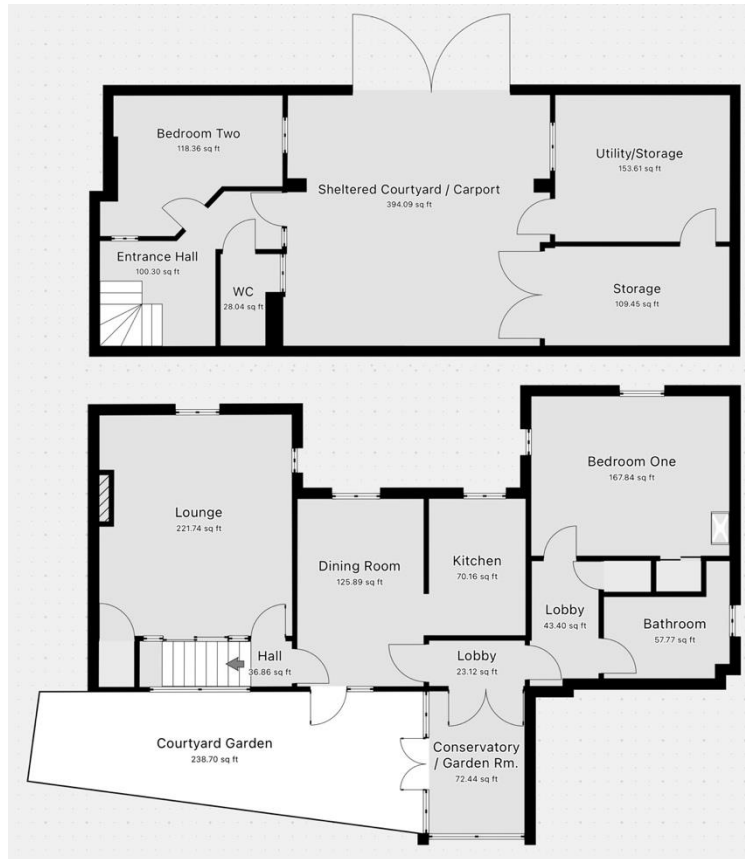








# Floor Plan



# EPC

Energy performance certificate (EPC)		
Lawnden Back Lane SHERBORNE DT9 3JE	Energy rating <b>E</b>	Valid until: 29 January 2034 Certificate number: 6334-8329-5300-0330-4272

Property type	Semi-detached house
Total floor area	131 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E. It has the potential to be B.

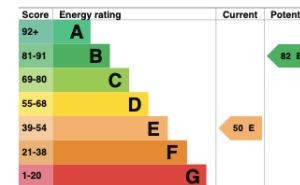
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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# Contact

**Tel: 01202 805 806**

**Email: [hello@simonandcoproperty.co.uk](mailto:hello@simonandcoproperty.co.uk)**

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