



## Swallow Cottage, 7 The Granary, Ryme Intrinseca, Sherborne

A well-presented two/three bedroom barn conversion with a private garden and carport. Situated in a small complex of similar properties.

Guide Price  
**£335,000**  
Freehold



**Swallow Cottage, 7 The Granary,  
Ryme Intrinseca, Sherborne,  
DT9 6JX**

- Two/three bedroom barn conversion
  - Private garden
  - Lovely countryside views
- Well-presented throughout
  - Car-port
- Popular village location

Viewing strictly by appointment through  
Symonds & Sampson Sherborne Sales Office  
on 01935 814488





The Granary is a small complex of converted farm buildings positioned in a quiet village with open fields behind. Swallow Cottage is a single storey, two/three bedroom conversion, which is very well-presented throughout and benefitting from a private garden, a car-port and wonderful views.

#### Accommodation

A green composite door opens into the entrance hall, which has a cloaks cupboard, radiator and a cloakroom comprising vanity unit with wash basin and WC. From the hall are doors to the kitchen, dining room and sitting room.

The kitchen has a double glazed window overlooking the garden and fields beyond and a door giving access to the garden. There are fitted wall, base and drawer units, a sink with mixer tap and drainer, electric hob and oven with extractor hood over and an integral washing machine and fridge. There is a wall mounted gas combi boiler hidden within a cupboard and a radiator.

The dining room/third bedroom has a double glazed window to the front and a radiator.

The living room has a double glazed window to the front and French doors to the rear giving access to the garden and enjoying the

wonderful views. There are two radiators and a TV point.

From the living room room is a door into the inner hall, where there is a good sized linen cupboard, radiator, consumer unit and a door into the carport.

The two double bedrooms are accessed from the inner hall, bedroom 1 has a double glazed window to the rear, radiator and fitted wardrobes. Bedroom 2 has a double glazed window to the rear and a radiator.

The shower room is a modern suite comprising vanity unit with wash basin, walk in shower with rainfall shower head and WC. There is an obscured double glazed window to the rear, mirrored cabinet, a mirror with lights and a heated towel rail.

#### Outside

The property is approached via a shared driveway with a turning circle. There is a car-port with the property with space to park a car. The property has it's own garden to the rear, which is predominately laid to lawn, with a paved patio area and enclosed by low walls. A gate to the side gives access out to the communal parking area and gardens.

#### Situation

Ryme Intrinseca is a small historic village comprising of older period properties and farmland, there is a local church which in part dates

back as far as the 13th Century. Local facilities are available in the nearby village of Yetminster, less than a mile from the property, including a shop, a public house, cafe, a health centre, a vets and a sports club. There is also a train station with lines to Bristol and Weymouth. A wider range of shopping, business and recreational facilities are available in the Abbey town of Sherborne or, in the other direction, the larger town of Yeovil. Both approximately 6 miles distant. A mainline rail service runs from Sherborne and Yeovil Junction to London (Waterloo). There is golf at Sherborne, Yeovil and Dorchester (Came Down). The area is well known for some excellent schooling including Sherborne Schools, Leweston and St Andrews Primary School in Yetminster.

#### Services

Mains electric and water  
LPG bottles for central heating  
Communal water treatment plant  
There is a management company in place with a fee of £50 pcm.  
Dorset Council tax band: C

#### Directions

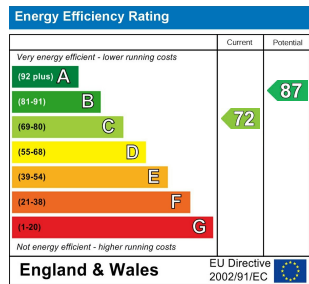
From Sherborne take the A352 towards Dorchester, just after the Sherborne Waste Centre take a right turn onto Pound Road, follow this road for a few miles, continue through Thornford then take a left towards Thornford train station, continue along this road into

Yetminster, just after the SPAR shop turn right onto Ryme Road. The Granary is on the right as you enter Ryme Intrinsic.

What3Words: stuffing.artichoke.risks

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She/AW/26/7/23

# The Granary, Ryme Intrinsic, Sherborne, DT9

Approximate Area = 956 sq ft / 88.8 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1012679



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