



## Threshers Cottage, 1A The Granary, Ryme Intrinseca

A charming, two bedroom cottage located in the picturesque village of Ryme Intrinseca.

Guide Price

**£245,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Threshers Cottage, 1A The Granary, Ryme Intrinseca, Sherborne, DT9 6JX

- Charming characterful cottage
- Picturesque village location
- Open plan kitchen / living room
  - Two double bedrooms
- Perfect first time buy or holiday home
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01935 814488







This quaint property was originally a barn and has been cleverly converted into a charming two bedroom cottage. The property is situated in the picturesque village of Ryme Intrinseca.

#### Accommodation

The front door of the property brings you into an entrance porch with space for storing coat and shoes. There is also space for an appliance such as a tumble dryer.

A doorway from the entrance porch takes you through to the open plan kitchen / living area.

The kitchen has a window overlooking a private courtyard and wall, base and drawer units, an electric oven, four ring electric hob with extractor hood and a breakfast bar with room for stools under. There is space / plumbing for appliances such as a washing machine and fridge freezer.

The sitting room has a window looking to the rear, two digital electronic radiators and a space for a dining table

and chairs. An exposed beam runs across the ceiling creating a cosy feel.

Stairs from the sitting room bring you up to the first floor landing where there is a Velux window facing the rear filling the space with natural light. There is an airing cupboard with linen shelves housing the hot water cylinder and a loft hatch with storage space.

Both bedrooms are doubles and have windows over looking the front and digital electronic radiators.

The bathroom comprises a WC, hand wash basin with vanity under, walk in shower, heated towel rail and an obscure window looking to the rear.

#### Outside

Immediately to the front of the property is an East facing patio, that makes an ideal seating area.

The property is situated in small courtyard set up, with a communal garden and parking area, overlooking neighbouring fields.

#### Situation

Ryme Intrinseca is a small historic village comprising of older period properties and farm land, 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 away, including a number of shops, a public house, a sports club and a railway station on the Cardiff to Weymouth line. 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) in about 2¼ hours. There is golf at Sherborne, Yeovil and Dorchester (Came Down), National Hunt racing at Wincanton and Taunton; flat racing at Bath and Salisbury. The area is well known for some excellent schooling including Sherborne Schools, Leweston and St Andrews Primary School in Yetminster.

#### Services

Mains water and electricity

Electric heating  
 Private drainage  
 Dorset County Council –  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
 Council Tax Band B

Ultrafast broadband is available in the area  
 Mobile phone coverage is available outside but  
 limited from some providers inside  
 Source: Ofcom - [ofcom.org.uk](http://ofcom.org.uk)



## The Granary Ryme Intrinseca, Sherborne

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale

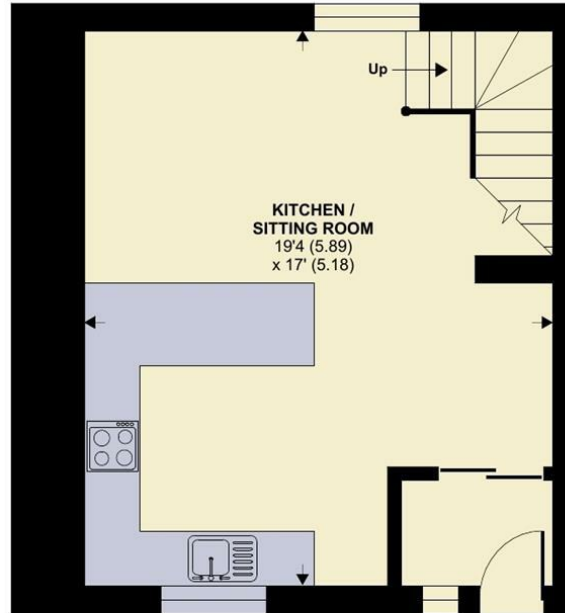
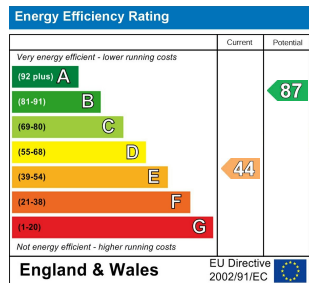
### Agents Note

Annual service charge £600. Symonds & Sampson Commercial Department is currently managing the communal areas.

### 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 Intrinseca.

What3words:///president.hopeless.hiding



GROUND FLOOR



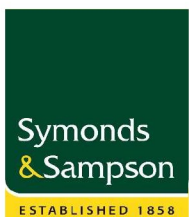
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2022. Produced for Symonds & Sampson. REF: 912336



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