



## Lower Farmhouse, Osborne, Sherborne

A characterful three bedroom home, accompanied by a two bedroom annexe, set in a idyllic village within the Dorset countryside.

Guide Price  
**£825,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



## Lower Farmhouse, Oberne, Sherborne, DT9 4LA

- Three bedroom detached home
- Two bedroom annexe barn conversion
  - Character features throughout
  - Idyllic Dorset village location
- Large garden overlooking the neighbouring countryside
- Outbuildings, double garage and ample off road parking

Viewing strictly by appointment  
Symonds & Sampson  
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Boasting character features throughout, this detached grade II listed property offers three bedrooms and a well appointed bathroom upstairs, as well as two spacious reception rooms and a well-equipped kitchen on the ground floor. Furthermore, there is a two bedroom annexe offering versatility to suit a range of lifestyles.

Outside is a stunning garden with a workshop, store, double garage and ample off road parking. Enjoying a lovely position, this quintessential home offers a sought after location within the Dorset countryside.

#### Accommodation

Believed to date back to the early 18th century, this Grade II listed property offers three bedrooms within a wealth of character. The spacious entrance hall provides access to the main reception rooms.

The living room offers open beams, dual aspect windows adorned with window seats and an open fireplace beneath a traditional stone hearth.

Retracing your steps back through the hallway, the dining room features a front-facing window with a large window seat beneath, exposed beams and a large serving hatch to the kitchen.

The kitchen, located at the rear of the property, caters to all culinary needs with a range of units, an integral dishwasher and a fridge freezer. It also boasts an electric Aga and a Belfast sink with a window above, overlooking the beautiful rear garden. The oil-fired boiler is also housed within the kitchen.

A door from the kitchen leads to the side porch, which provides access to both the rear garden and the front of the property.

Adjacent to the kitchen is a utility room, which offers a wide range of units with space for white goods and another Belfast sink. The cloakroom can also be accessed from here.

On the first floor, character features continue into the master bedroom, which boasts a front-facing window with a window seat, exposed beams, and a large built-in wardrobe.

Both bedroom two and bedroom three offer front-facing windows with window seats beneath and exposed beams. Bedroom two includes a built-in wardrobe, while bedroom three houses the airing cupboard.

The family bathroom is equipped with a WC, wash hand basin, heated towel rail, and a bath with an overhead shower. Additionally, there is an obscured side-facing window and a fitted cupboard.

#### The Annexe

Located further up the driveway, the detached annex adds a delightful extension to the main house.

On the ground level, a spacious reception room offers dual-aspect windows. Alongside lies the shower room which is fitted with a WC, wash hand basin, and shower. Furthermore a cupboard houses the oil fired boiler.

Ascending to the first floor, the landing boasts a skylight and leads to both bedrooms.

Bedroom one is a large room with exposed beams, a skylight, and a side-facing window overlooking the garden.

Bedroom two also features exposed beams and a skylight. A door between the bedrooms offers versatile living options.

#### Garden and outbuilding

To the rear, the garden offers views of the countryside hills and features a well-maintained lawn adorned with mature trees and well-established borders brimming with a variety of shrubs and flowers. To the rear of the garden is a log shed as well as the oil tank which is concealed by a trellis.

The workshop and store offers a versatile space and provides lighting and power. Adjacent is a double garage which can also be accessed through a up and over door and provides electric and lighting. All the outbuildings offers an alarm system which can be controlled from the workshop.

#### Situation

Osborne is a picturesque village with a vast range of footpaths and bridle ways. The village has a

small country house hotel as well as being within easy reach of Sherborne (1 mile) and Milborne Port (2 miles) both of which have a thriving community with a range of amenities. The historic Abbey town of Sherborne offers an excellent range of boutique shops, cafes, and two supermarkets. For more extensive shopping there is the busier town of Yeovil just 6 miles away. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible. Sherborne is surrounded by beautiful countryside which offers a host of leisure pursuits, and to the south is the fabulous Jurassic Coastline and the popular towns of Dorchester and Poundbury.

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

#### Services

Mains electric and water  
 Septic tank  
 Oil central heating  
 Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)  
 Council Tax Band – F  
 EPC - E

Ultrafast broadband is available in the area  
 Mobile phone coverage is available outside, no availability indoors  
 Source Ofcom [ofcom.org.uk](http://ofcom.org.uk)

#### Directions

Follow the A30 (Coldharbour) East towards Milborne Port. At the roundabout take the second exit and follow this road for approximately a 1 mile, then left at the signpost for Osborne. Follow through the road for approximately 0.5 miles, the property is located on the right hand side. What3words - [///vies.listening.grad](https://www.what3words.com/vies.listening.grad)

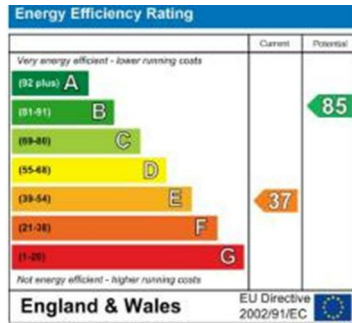


Agent Note  
 Please note planning has granted for repairs to windows and part reconstruction of porch with new porch door. Application number - P/LBC/2022/05993

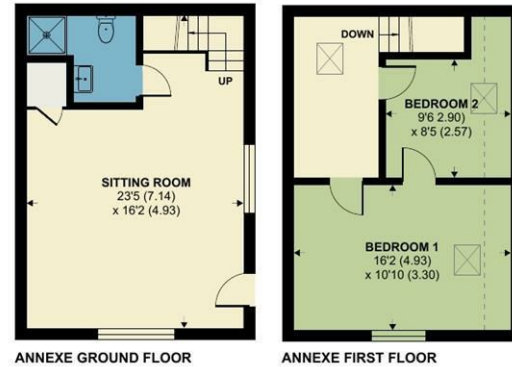
## Oborne, Sherborne

Approximate Area = 1325 sq ft / 123 sq m  
 Annexe = 708 sq ft / 65.7 sq m  
 Limited Use Area(s) = 46 sq ft / 4.2 sq m  
 Garage = 285 sq ft / 26.4 sq m  
 Outbuildings = 370 sq ft / 34.3 sq m  
 Total = 2734 sq ft / 253.6 sq m  
 For identification only - Not to scale

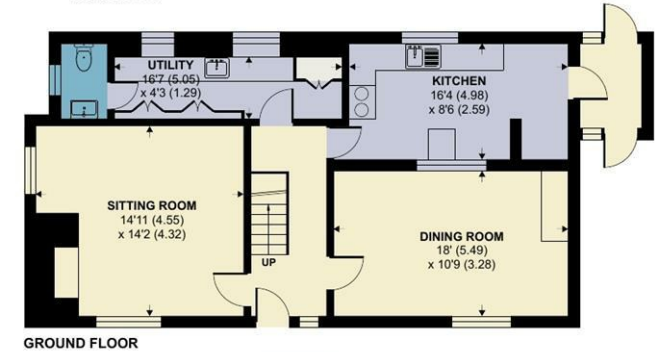
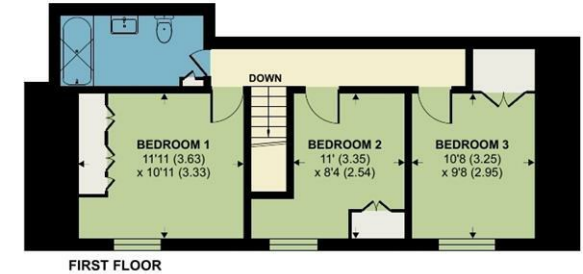
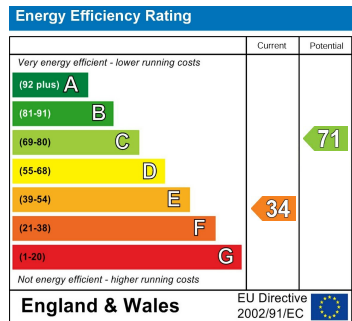
Denotes restricted head height



Lower Farmhouse Annex



Lower Farmhouse



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1138680



Sherb/AW/0624



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