



Symonds
& Sampson

Threshers Cottage

The Granary, Ryme Intrinseca, Sherborne

Threshers Cottage

The Granary
Ryme Intrinseca
Sherborne
DT9 6JX

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.



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

Guide Price £240,000

Freehold

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ACCOMMODATION

The front door opens into a welcoming entrance porch, offering practical space for coats and shoes. Additionally, there is room to accommodate an appliance such as a tumble dryer.

A doorway from the entrance porch leads into the spacious open-plan kitchen and living area. The kitchen caters to all culinary needs and includes a breakfast bar with space for stools underneath. A window overlooks a private courtyard, bringing in natural light.

The living area, positioned at the rear of the property, features a window with a pleasant outlook, two digital electronic radiators for added comfort, and ample space for a dining table and chairs. A charming exposed beam runs across the ceiling, adding character and creating a cosy atmosphere.

Stairs from the sitting room lead to the first-floor landing, where a Velux window illuminates the space with natural light. The landing also includes an airing cupboard with linen shelves, housing the hot water cylinder, as well as a loft hatch providing additional storage space.

Both bedrooms are generously sized doubles, each with a window overlooking the front of the property. Both rooms are fitted with digital electronic radiators, ensuring year-round comfort.

The bathroom is finished to a high standard, featuring a W.C., a hand wash basin with a vanity unit beneath, and a modern walk-in shower. A heated towel rail offers added luxury, and an obscure window to the rear provides both light and privacy.

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.

MATERIAL INFORMATION

Mains electric and water.

Electric heating.

Water treatment plant.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely outside on most major networks, limited connection available inside.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: B

Annual service charge £900.00 Symonds & Sampson Commercial Department is currently managing all the communal areas including the water treatment plant.

DIRECTIONS

What3words - ///limits.teeth.splendid



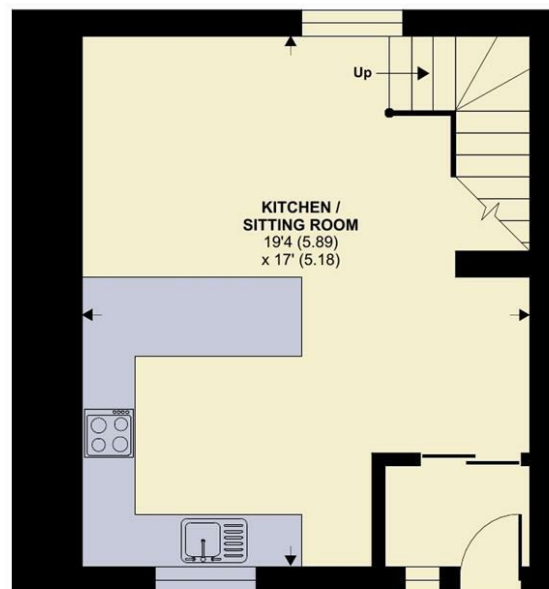


The Granary Ryme Intrinseca, Sherborne

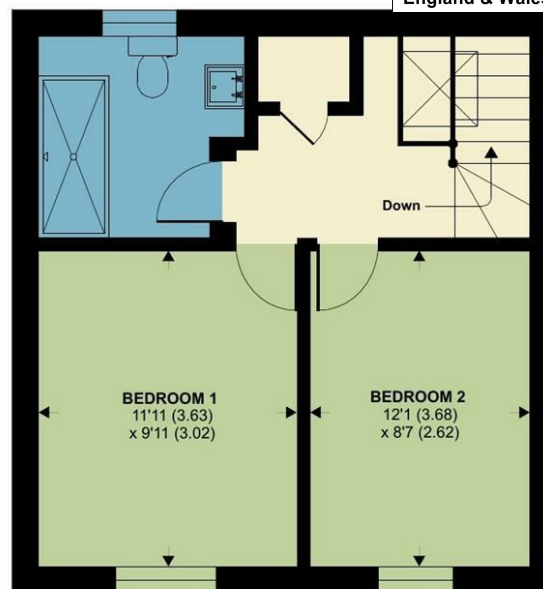
Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



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



SheRes/KS/0425



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