

Symonds
& Sampson



Ryeclose Farmhouse

Bishops Down, Sherborne

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Bishops Down
Sherborne
DT9 5PN

An exceptional country residence of remarkable quality, seamlessly blending period charm with architectural excellence. Nestled within 15.55 acres of exquisitely landscaped gardens and grounds, the estate also encompasses a beautifully appointed two-bedroom annex and a handsome two-storey stone barn, presenting scope for further accommodation, subject to the necessary consents.

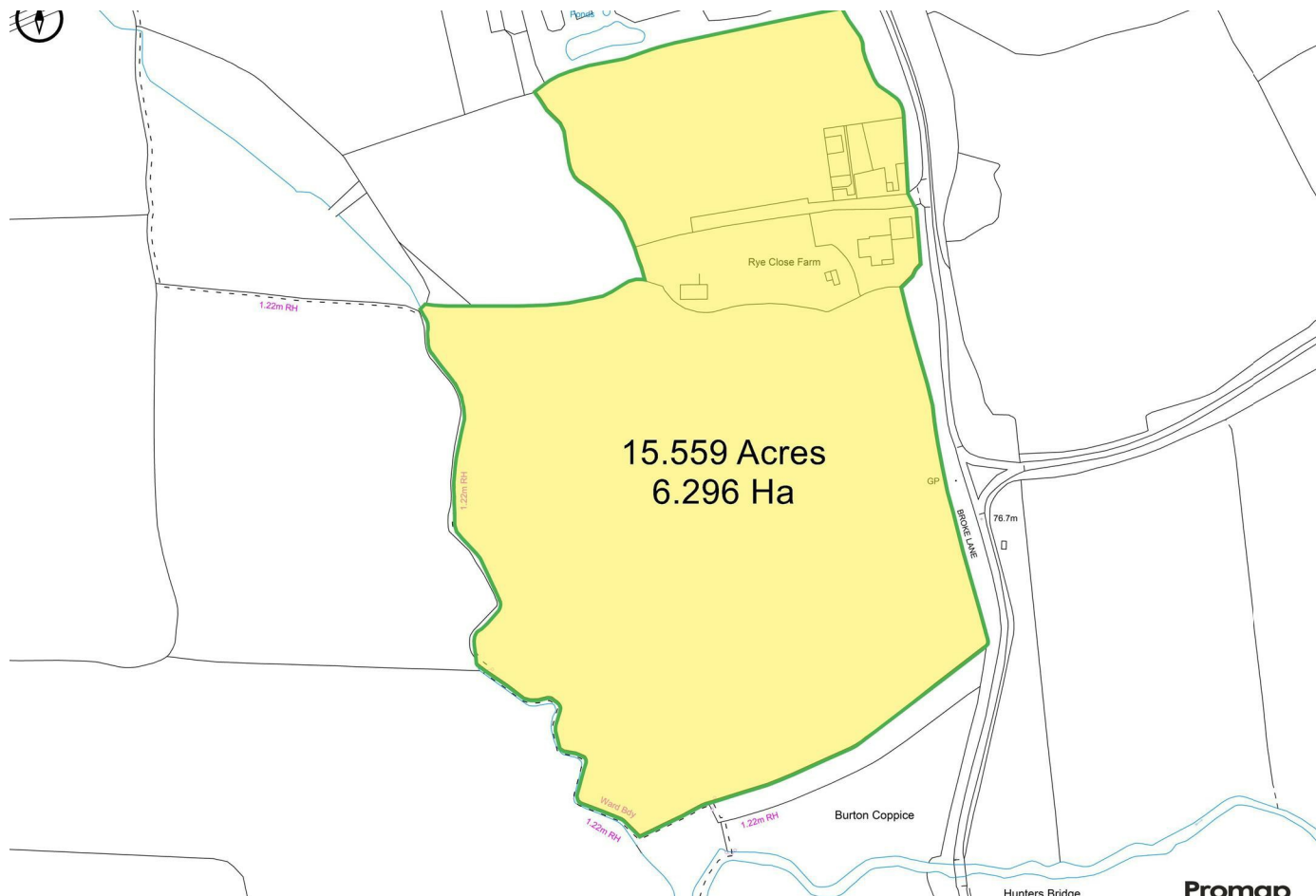


- Detached period property
- Attached self contained two bedroom annex
- Four bedrooms to the main residence with three ensembles
 - Balconies to two bedrooms
 - Beautifully landscaped gardens
- Surrounded by 15.55 acres of gardens and paddocks
- Traditional stone built, two story barn offering potential accommodation subject to the necessary permissions.
 - No onward chain

Guide Price **£1,500,000**

Freehold

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THE DWELLING

Once a modest cottage dating back to 1922, this distinguished residence has been the subject of an extraordinary architectural transformation, now presenting as a home of exceptional quality and presence. A series of masterfully executed extensions, including an elegant orangery and a sympathetically integrated annex, have elevated the property to a residence of considerable standing.

The exterior provides classical charm, with painted render elevations, finely crafted timber-framed, double-glazed windows, and a traditional clay-tiled roof, all testament to the attention to detail and integrity of materials employed throughout the restoration.

Internally, the accommodation is of notably generous proportions, enhanced by lofty ceilings and a refined interior palette. The design draws inspiration from the surrounding landscape, with a seamless interplay between formal and informal spaces that are both beautifully appointed and eminently liveable.

ACCOMMODATION

The residence is arranged around an impressive central entrance hall, setting the tone for the grandeur that lies within. The principal reception spaces are positioned to the west, including the exceptional kitchen, which features bespoke contemporary cabinetry and a suite of high-specification appliances. This space flows effortlessly into the orangery, offering both bi-fold and French doors that open onto the beautifully landscaped gardens. This elegant room provides ample space for both formal dining and relaxed living.

From the orangery, further French doors lead into the drawing room, a room of generous proportions and refined atmosphere. Bathed in natural light from its dual aspect, it features large sash windows and additional French doors, all framing views over the neighbouring land and creating a strong visual connection to the surrounding countryside.

To the opposite side of the entrance hall, a well-appointed study features French doors that open to the garden. The utility room is fitted with additional cabinetry and offers ample space for white goods, while also housing the oil-fired boiler. A door from the utility provides convenient external access, with a further internal door leading to the annex.

Accessed via its own entrance hall, the annex offers exceptional versatility and could be easily separated from the main residence if desired. It comprises two well-proportioned bedrooms positioned on either side of a stylishly appointed bathroom suite. Adjacent to the bedrooms, an open-plan kitchen and living area provides a self-contained space ideal for guests.

The first floor is approached via a wide, galleried landing that enhances the sense of space and elegance at the heart of the home. All bedrooms are generously proportioned, with all but one benefitting from beautifully appointed contemporary en suite bathrooms, finished to an exceptional standard. The principal and second bedrooms both feature bespoke fitted storage and enjoy the added luxury of private balconies. A family bathroom can also be located on this level.





GARDENS, GROUNDS AND OUTBUILDINGS

The formal gardens have been beautifully landscaped to complement the elegance of the house, featuring manicured lawns, structured hedging, and abundant, well-stocked flowerbeds interspersed with mature trees. A ornamental pond with fountain features forms a focal point within the garden, adding both tranquillity and visual interest. Beyond this, a larger natural pond is set amidst a wooded lawn, offering a peaceful retreat and a rich habitat for local wildlife.

To the rear of the garden, and accessed via a continuation of the main driveway, stands a substantial two-storey stone-built barn. This traditional structure offers considerable potential for conversion into additional accommodation, subject to the necessary planning consents.

On the opposite side of the driveway, a neatly arranged kitchen garden lies next to a gravelled courtyard. The gravelled driveway itself provides plentiful parking, including space for several vehicles within the front courtyard.

MATERIAL INFORMATION

Mains electric and heating
Oil-fired central heating.
Septic tank.

Broadband - Standard 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: D

SITUATION

The property is situated in the peaceful rural hamlet of Bishops Down, ideally positioned between the historic Abbey town of Sherborne and the county town of Dorchester. Both towns are within comfortable motoring distance and offer

an excellent array of cultural, recreational, and everyday amenities.

Sherborne, with its charming architecture and vibrant community, provides a wealth of independent shops, boutiques, cafes, and restaurants, as well as larger supermarkets and essential services. The town is renowned for its stunning Abbey, thriving arts scene, and regular markets. Sherborne also benefits from a mainline railway station offering a direct service to London Waterloo in just over two hours, making it an ideal location for commuters.

Dorchester, the historic county town of Dorset, offers a broader range of facilities including high street shops, restaurants, leisure centres, museums, and a weekly market. It also has two railway stations—Dorchester South, with services to London Waterloo and Dorchester West, with connections to Bristol and beyond.

The area is exceptionally well-served by both state and private schooling.



Notable independent schools include Sherborne School, Sherborne Girls, Leweston School, and Milton Abbey, all within easy reach. There are also well-regarded state options such as The Gryphon School in Sherborne and Thomas Hardye School in Dorchester, offering strong academic reputations and comprehensive extracurricular programmes.

DIRECTIONS

What3words - [///guesswork.mouths.slyly](https://www.what3words.com/)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2633 sq ft / 245 sq m

Barns = 1440 sq ft / 134 sq m

Annexe = 901 sq ft / 84 sq m

Total = 4974 sq ft / 462 sq m

For identification only - Not to scale



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