



Symonds
& Sampson

Old Malthouse

The Folly, Nether Compton

Old Malthouse

The Folly
Nether Compton
DT9 4QG

This four bedroom Grade II Listed barn conversion has been thoughtfully refurbished in keeping with the property's period charm, retaining a wealth of character features and finished to an exceptional standard. The ground floor offers contemporary open plan living, while the first floor provides four double bedrooms. Situated in a highly sought-after Dorset village, the property further benefits from a landscaped garden and a versatile barn offering garaging and additional storage.



- Grade II Listed four bedroom barn conversion
- Converted to a high standard with thoughtful and hi-end finishes throughout
 - Period features throughout
 - Ensuite to the master bedroom
- Views over the neighbouring countryside
 - Situated on a no through road
- Large barn offering garaging, storage or workshop
 - Driveway parking
 - No onward chain

Guide Price **£570,000**

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Believed to date back to the 17th century, this distinguished four-bedroom residence offers period charm, showcasing attractive stone elevations beneath a traditional tiled roof. This Grade II Listed barn conversion has been sympathetically converted to an exceptional standard, preserving its historic character while introducing refined contemporary living.

The property offers a wealth of original features, seamlessly blended with modern comforts. The ground floor provides an expansive open-plan living space, thoughtfully designed to create a sense of light and flow, ideal for both everyday living and elegant entertaining. To the first floor are four well proportioned bedrooms, including a principal suite with a private ensuite shower room.

Externally, the property is complemented by beautifully landscaped gardens. Beyond lies a generous driveway providing ample parking, together with access to a substantial barn, offering parking for multiple vehicles and extensive storage space.

ACCOMMODATION

The ground floor offers a refined yet contemporary ambience, enhanced by exposed beams, flagstone and solid wood flooring that embraces the property's period origins while providing a sense of modern sophistication. The Howdens kitchen is thoughtfully positioned to one side, featuring an extensive range of shaker-style cabinetry and integrated appliances, all centred around an impressive island unit incorporating a breakfast bar.

In keeping with the properties careful design, the adjoining utility and cloakroom provide additional practicality, with ample space to accommodate further appliances and housing the oil-fired boiler. Clever architectural detailing ensures a natural flow between the living and dining areas, with the use of solid wood flooring through the centre of the ground floor subtly defining the spaces while maintaining a harmonious open-plan layout.

The first floor opens onto an expansive landing, beautifully illuminated by a Velux window and enhanced by exposed beams that highlight the property's period character. Four generous double bedrooms are arranged across this level, each featuring vaulted ceilings, exposed timbers, and Velux windows that bathe the rooms in natural light, creating an atmosphere of space and charm.

The principal bedroom enjoys the benefit of a stylish ensuite shower room, fitted with a contemporary suite finished to a high standard. The remaining bedrooms are served by a well-appointed family bathroom, offering a complete suite.

GARDEN

The garden enjoys a pleasant aspect and has been carefully landscaped to provide both practicality and appeal. A paved terrace adjoins the property, creating an ideal space for outdoor dining, while a pathway leads past a neatly kept lawn bordered by flowerbeds and enclosed on one side by a stone wall.

To the rear, a parking area for one vehicle is enclosed by elegant cast-iron gates and railings, with an additional gravelled area beyond providing ample parking for multiple vehicles and direct access to the barn.

With natural stone and timber clad block elevations, the substantial barn has been tastefully refurbished to offer a highly versatile space, accommodating parking for at least three vehicles along with extensive storage. Subject to the necessary consents, the barn also presents an exciting opportunity for conversion to additional accommodation—potentially serving as a home office, gym, studio, or even a self-contained annex.

MATERIAL INFORMATION

Mains electric, water and drainage are connected to the property.
Oil central heating.

Broadband - Superfast broadband is available.
Mobile phone network coverage is available at the property for further information please see Ofcom <https://www.ofcom.org.uk>

Dorset Council - New Build

This property is situated within a conservation area.

The property hold a Grade II Listed status.

The property is accessed over a shared lane, which in turn provides access to its own private parking area.

SITUATION

Old Malthouse occupies an idyllic position along The Folly in the highly sought-after village of Nether Compton, a quintessential Dorset village celebrated for its charming period cottages, peaceful setting, and strong sense of community. Nestled amidst picturesque countryside, the property enjoys a tranquil location within easy reach of open fields and scenic walks, while remaining conveniently positioned for nearby amenities.

Nether Compton itself benefits from a parish church and an active community hall, with a wider range of everyday facilities available in the nearby historic town of Sherborne, only a short drive away. Sherborne offers an excellent selection of independent shops, cafés, and restaurants, together with renowned schools, a mainline railway station with direct services to London Waterloo, and superb leisure amenities. The neighbouring village of Trent, offering close proximity on foot, offers the popular Rose and Crown public house, a well-regarded village inn serving excellent food and providing a welcoming atmosphere.

The A30 and A37 provide convenient access to the regional centres of Yeovil, Dorchester, and the wider Dorset countryside, making perfectly placed for those seeking a peaceful rural lifestyle with excellent connectivity.

DIRECTIONS

What3words - [///rekindle.blur.letter](https://www.what3words.com/rekindle.blur.letter)





Old Malthouse, The Folly, Nether Compton, Sherborne

Approximate Area = 1632 sq ft / 151.6 sq m

Garage = 897 sq ft / 83.3 sq m

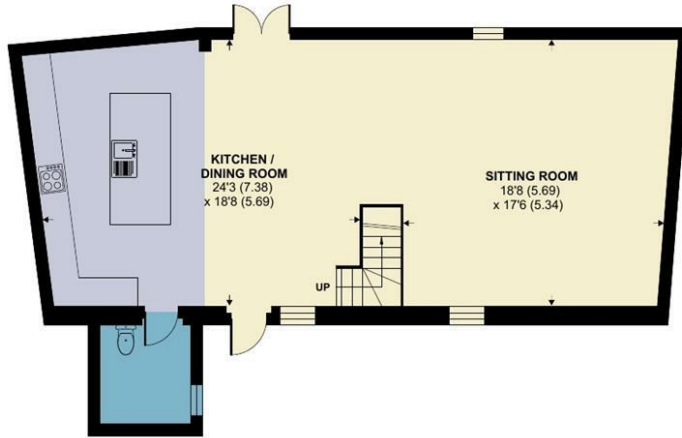
Total = 2529 sq ft / 234.9 sq m

For identification only - Not to scale

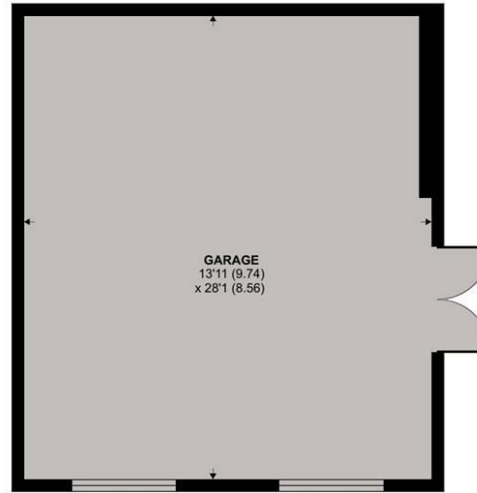
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	66
	EU Directive 2002/91/EC	



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1364093



Sherb/KS/1025



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT