

# Rolfe East



## Stony Lane, Bishops Caundle, DT9 5GE

Guide Price £799,950

- HUGE NATURAL STONE GRADE II LISTED BARN CONVERSION (3178 SQUARE FEET).
- LEVEL GARDENS AND PLOT EXTENDING TO 0.16 ACRES.
- VAULTED CEILINGS, EXPOSED BEAMS, EXCELLENT CEILING HEIGHTS, EXPOSED STONE.
- NO FURTHER CHAIN.
- FABULOUS OPEN-PLAN CONTEMPORARY LIVING SPACE.
- AMAZING, FAR REACHING COUNTRYSIDE VIEWS WITH SUNSETS!
- AIR SOURCED HEAT PUMP POWERS UNDER FLOOR HEATING AND RADIATORS.
- LARGE FEATURE WINDOWS PLUS COSY AREA WITH LOG BURNER FOR WINTER NIGHTS.
- TWO CARPORT PARKING SPACES.
- POPULAR, PRETTY DORSET VILLAGE WITH PUB, SHOP, PRIMARY SCHOOL ETC.

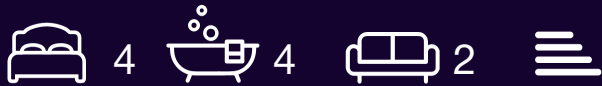
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# 4 Manor Farm Barns Stony Lane, Bishops Caundle DT9 5GE

A substantial (3178 square feet), Grade II listed, natural stone, link-detached barn conversion boasting stunning, contemporary, open-plan accommodation, some areas with large windows and some with a cosy area with log burning stove for the cold winter nights. This superb home offers four double bedrooms - three of which have en-suite bathrooms. This amazing, rare property is situated in a popular residential cul-de-sac address on the rural edge of this pretty Dorset village - just a moments' walk to the pretty village centre, popular village pub, primary school and village shop. The house benefits from a large, level, east-facing rear garden and plot (0.16 acres approximately) with a wonderful rural backdrop and extensive countryside views. There are two under-cover allocated carport parking spaces with the property. It is heated by an air-sourced heat pump system powering ground floor under floor heating and radiators on the first floor. The property benefits from period-style, bespoke double glazing and a cast iron log burning stove. Character features include impressive ceiling heights, exposed beams and rafters and exposed natural stone internal elevations. The well laid out accommodation has dual aspects, very large windows and a sunny east-to-west aspect. It is beautifully presented and comprises entrance porch, 'wow-factor' open-plan sitting room / kitchen breakfast room / dining hall area, large utility room, office / ground floor bedroom five, ground floor double bedroom four with en-suite shower room / WC and cloakroom / WC. On the first floor, there is a fabulous gallery landing area with feature viewing taking in extensive, east-facing countryside views and enjoying many sunsets! There is a master double bedroom with vaulted ceiling, dressing area and en-suite shower room, two further generous double bedrooms and a large, luxury family bathroom. THIS RARE AND UNIQUE HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: G



There are countryside and pretty village centre walks from nearby the front door – ideal as you do not have to put the children or the dogs in the car! The house is set in a highly sought-after address, a short walk to the centre of Bishops Caundle. Bishops Caundle offers a superb public house called The White Hart as well as a village shop, post office, primary school, garage/filling station with store, village hall and parish church. It is a short drive to the vibrant, historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

Large storm porch, double glazed double front doors opening to main open plan room.

**MAIN OPEN PLAN ROOM:** 27'4 Maximum x 52'6 Maximum. A simply huge, breathtaking space comprising of three zones.

Dining hall area - Full height vaulted ceiling with exposed rafters, oak staircase rises to the first floor. Exposed natural stone elevations, excellent natural light, full height double glazed window and double French doors opening onto the rear garden enjoying countryside views, oak effect Karndean flooring with underfloor heating. Oak door leads to fitted cupboard housing telephone and internet points plus fuse box.

Sitting room area - Exposed natural stone elevations, oak effect Karndean flooring, cast iron log burning stove with slate hearth, TV point.

Kitchen Breakfast Room area - An extensive range of Shaker style kitchen units comprising quartz work surface and surrounds, inset stainless-steel one and a half sink bowl and drainer unit with mixer tap over, inset AEG five-burner electric induction hob, a range of drawers, pan drawers and cupboards under, integrated BOSCH dishwasher, ambient plinth lighting, stainless-steel built in eye level, electric AEG double oven and grill, a range of matching wall mounted cupboards, wall mounted stainless-steel cooker hood extractor fan with stainless-steel splashback, space for upright fridge freezer, peninsular unit with solid stone work surface, breakfast bar and drawers and cupboards under. Double glazed window to the side, double glazed double French doors to the front, oak effect Karndean flooring, inset ceiling lighting, extractor fan, oak door from the kitchen area leads to the utility room.

**UTILITY ROOM:** 17'9 Maximum x 9'1 Maximum. A range of fitted Shaker style units comprising quartz work surface and surrounds, inset stainless-steel one and a half sink bowl and drainer unit, mixer tap over, a range of fitted cupboards under, space and

plumbing for washing machine and tumble dryer, wall mounted shelving, double glazed window to the side, double glazed door to the side, exposed natural stone elevations, oak effect Karndean flooring, door from the utility room leads to the cloakroom WC.

**CLOAKROOM WC:** 8'6 Maximum x 3' Maximum. Fitted low level WC, wash basin over storage cupboard, tiled splashback, extractor fan, oak effect flooring.

Oak door from the dining hall area leads to the office.

**OFFICE:** 15'1 Maximum x 7'11 Maximum. Internal window to the utility room, double glazed window to the rear overlooking the rear garden, oak effect Karndean flooring, exposed stone elevations, oak door leads to cupboard housing underfloor heating manifold.

Further oak door from the dining hall area leads to ground floor bedroom.

**GROUND FLOOR BEDROOM:** 13'7 Maximum x 12'4 Maximum. A generous double bedroom, exposed internal natural stone elevations, oak effect Karndean flooring, internal window to the dining hall, TV point, oak door leads to en-suite shower room.

**EN-SUITE SHOWER ROOM:** 7' Maximum x 4'1 Maximum. A modern white suite comprising low level WC, wash basin over cupboard, tiled splashback, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, oak effect Karndean flooring, chrome heated towel rail, shaver point, extractor fan.

Oak staircase rises from the dining hall to the first floor landing. A superb gallery landing with oak balustrades and balcony taking in extensive countryside views at the rear, exposed stone elevations, three radiators, exposed beams, oak door leads to cupboard housing pressurised hot water cylinder and expansion tank. Oak doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 18'3 Maximum x 18'10 Maximum. A generous double bedroom enjoying a full height vaulted ceiling with exposed rafters. This room enjoys a light dual aspect with double glazed window to the side and two double glazed Velux ceiling windows to the front, exposed natural stone elevations, two radiators. Dressing area with fitted cupboard space, oak door leads to en-suite.

**EN-SUITE SHOWER ROOM:** 8'10 Maximum x 6'3 Maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, tiled splashback, glazed shower cubicle with tiled surrounds, wall mounted mains shower over, oak effect flooring, chrome heated towel rail, exposed stone elevations, shaver point, extractor fan.



**BEDROOM TWO:** 14'1 Maximum x 10'3 Maximum. A generous second double bedroom with full height vaulted ceiling, exposed rafters and beams, two double glazed Velux ceiling windows to the front, exposed stone elevations, radiator.

**BEDROOM THREE:** 13'8 Maximum x 15'9 Maximum. Another generous double bedroom enjoying a full height vaulted ceiling, exposed beams, double glazed Velux ceiling window to the front, radiator, exposed natural stone elevations, oak door leads to en-suite shower room.

**EN-SUITE SHOWER ROOM:** 8'7 Maximum x 3'7 Maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, tiled splashback, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, shaver point, chrome heated towel rail, extractor fan.

**FIRST FLOOR FAMILY BATHROOM:** 14'2 Maximum x 6'5 Maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, panelled bath with mains shower tap arrangement over, tiled surrounds, separate glazed double size shower cubicle with wall mounted mains shower over, high ceilings with exposed beam work, chrome heated towel rail, oak effect flooring, shaver point, double glazed Velux ceiling window to the front, extractor fan.

**OUTSIDE:** This substantial property occupies a generous level plot and gardens extending to 0.16 acres approximately.

At the front of the property there is a large undercover storm porch with brick paved flooring, outside security lighting. This substantial barn conversion comes with two undercover car port parking spaces. Private timber gate at the side of the property gives access to paved side garden, area to store recycling containers and wheelie bins, outside tap. There is a wood store, a large Keter shed and small storage shed. Side garden leads to the main rear garden.

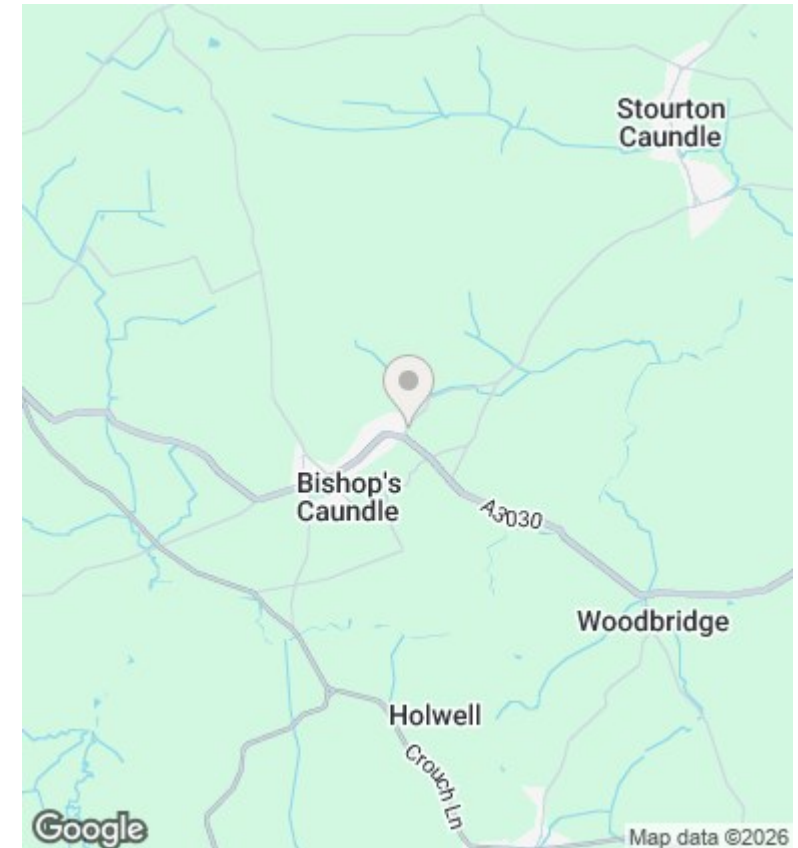
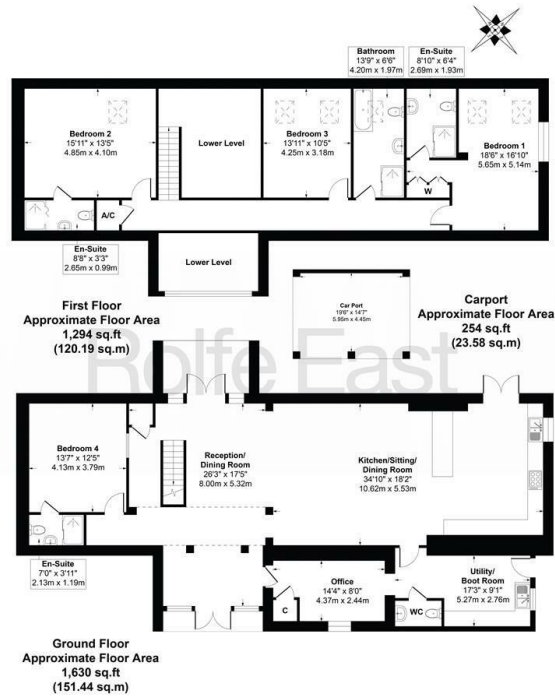
**MAIN REAR GARDEN:** A level lawned garden enclosed by timber panel fencing and natural stone walls. The rear garden boasts a sunny easterly aspect and a glorious rural backdrop with extensive countryside views, air source heat pump unit, stone paved patio area offering a good degree of privacy with outside power point.







## Manor Farm Barns, Bishops Caundle, Dorset, DT9



## Directions

## Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

## Council Tax Band

G

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