



The Barn House
Sherborne, Dorset
DT9



A Grade II listed townhouse with a large walled garden and garaging, near the town centre.





Sherborne (Waterloo 2.25 hours), Yeovil 5.5 miles, Wincanton/A303 9 miles, Castle Cary (Paddington 1.5 hours) 12 miles, Dorchester 18 miles (Distances & times approximate)



Situation

The Barn House is located on one of the most favoured streets in Sherborne. It is about 10 minutes' walk to the main shopping street, where there are a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles). 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 offering connections within the UK, Europe and to other destinations.

The Barn House

Dating from the late 18th to mid 19th century and named after a barn, which once stood in its grounds but has since been demolished, The Barn House is an attractive and substantial Grade II listed townhouse, which is well presented and has two storeys with a suite of attic rooms and is covered with pebble dash render, under a Welsh slate roof with four dormer windows. The house is typical of the period and it has retained many period features including a distinctive carved stone doorway around the front door, sash windows, fireplaces, working shutters and ornate coving in the principal reception rooms downstairs. The property has excellent ceiling heights throughout, which combined with a south facing front elevation and tall sash windows create a light and airy feeling.

On the ground floor of the property is an attractive entrance hall, with a Victorian tiled floor and an elegant, period staircase rising to the first floor. There are three reception rooms, all facing south. The drawing room is particularly striking and is well proportioned, with lovely cornicing and original fireplace. The dining room is also a good size, with a fine fireplace and a serving hatch through to the kitchen. The entrance hall leads through to the kitchen/breakfast room, which has windows on two sides and is fitted with bespoke, painted timber units, a range of electric cooking appliances, walk-in larder and store cupboard, and a door leading out to the garden. Adjacent to the kitchen is the former pantry, which now serves as the laundry room and cloakroom.



On the first floor are the large master bedroom with en-suite bathroom, the guest bedroom with en-suite shower room, three further bedrooms and the family bathroom. On the second floor is a suite of attic rooms incorporating a further double bedroom with a walk-through sitting room and a large store room.



Outside

Immediately at the front of the house are fine, Victorian wrought iron railings mounted on dwarf stone walling, with a set of double timber gates to one side providing vehicular access to the rear onto a broad, cobbled parking area, with room for several cars. Beside the parking area is the former coach house, which has been converted to provide garaging for two cars, with a wine store to one side, and extensive storage on the first floor.

There is potential for the coach house to be converted to provide secondary accommodation, subject to obtaining the necessary planning consents. To the immediate rear of the house is a concrete apron, with the boiler house and covered storage area to one side. At the rear of the parking area is a hedge topped stone wall with a blacksmith wrought metal archway leading through to the pretty walled garden. This comprises an area of lawn bisected by a gravel path and fringed with herbaceous borders, shrubs and mature trees. On one side is a large conservatory and adjacent paved terrace for outside entertaining. At the rear of the garden is a stone-built garden store.





Tenure

Freehold

Services

Mains water, electricity, drainage and gas. Gas-fired central heating.

Local Authority and Council Tax Band

Dorset Council (www.dorsetforyou.gov.uk). Tel: 01305 251010

Band: G.

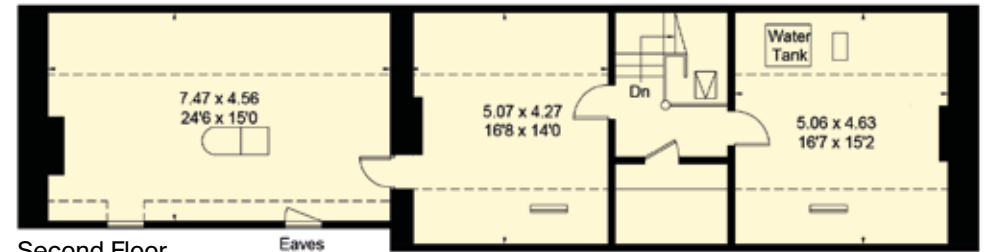
Directions (Postcode DT9 3AG)

Travelling on the A30 into Sherborne, turn into Greenhill and continue on to the junction at the top of Cheap Street. Turn left into Newland, passing Waitrose and the walled, public Paddock Garden on the right, and The Barn House will be found on the left after 500 yards.

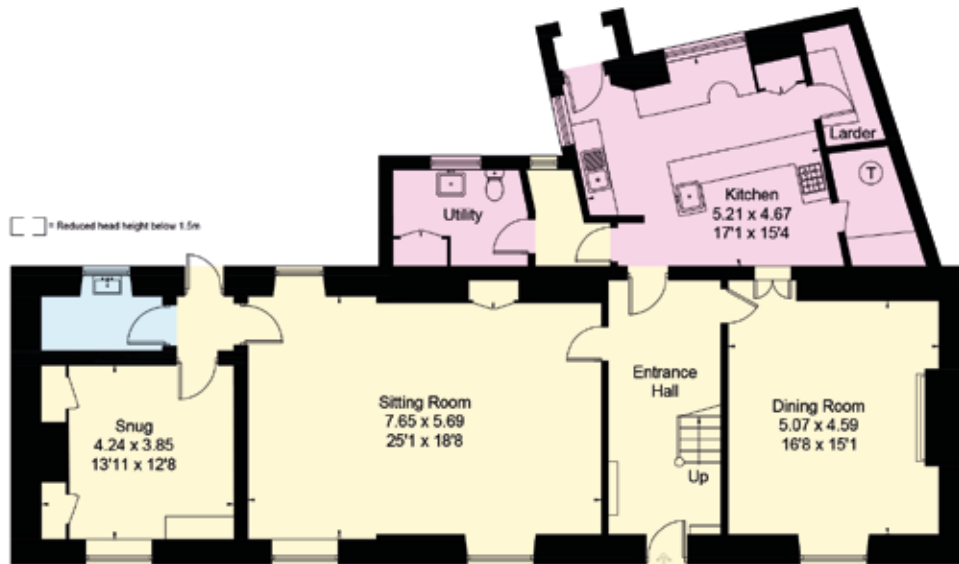
Particulars: April 2019



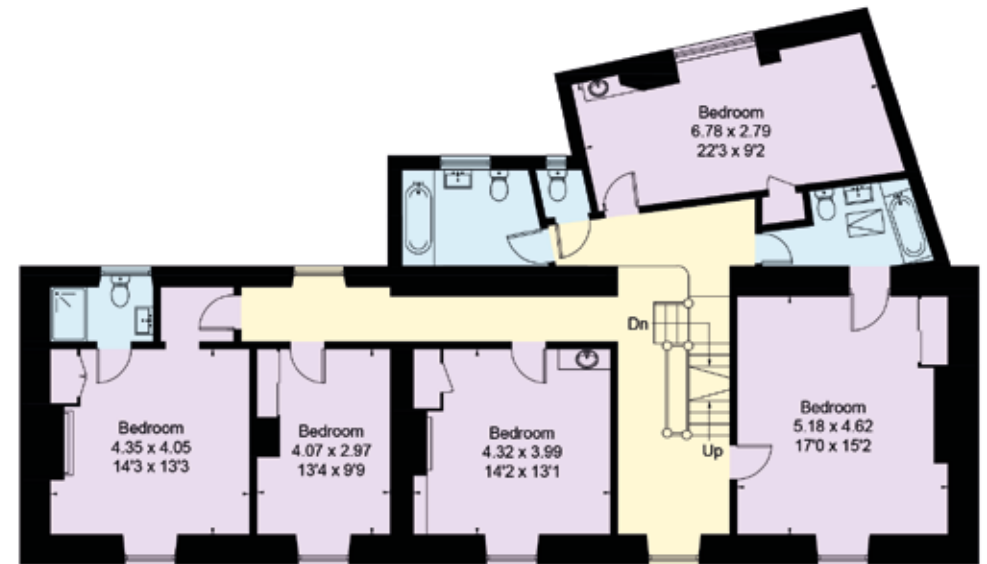
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



Second Floor



Ground Floor



First Floor

**Approximate Gross Internal Floor Area
405.2 sq m / 4,360 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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I would be delighted to tell you more.

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