Symonds & Sampson



The Byre

High Street, Charlton Horethorne, Somerset

The Byre

High Street
Charlton Horethorne
Somerset DT9 4PB

A well presented semi-detached barn conversion offering spacious and flexible single storey accommodation. Set in a tucked-away village location, the property features three bedrooms, generous reception space, ample parking, a garage and attractive low-maintenance outside areas.

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- Semi-detached three bedroom bungalow
- Situated in the heart of a sought after village location
- Two reception rooms
- Garage and private driveway parking
- Close proximity to amenities
- No onward chain

Guide Price £450,000
Freehold

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THE DWELLING

This semi-detached barn conversion, with attractive stone elevations beneath a tiled roof, offers spacious and flexible accommodation arranged entirely on one level. The property provides three bedrooms and two reception rooms and is set in a tucked-away position in the heart of the village.

ACCOMODATION

The property provides well-proportioned and highly flexible accommodation throughout. The principal living room is a generous and inviting space, featuring a brick hearth with an open fireplace and enjoying an aspect to the front of the property. Positioned on the opposite side of the hallway, the dining room offers an additional reception area, equally suited to formal dining or alternative living arrangements.

Set to the rear, the kitchen is a particularly spacious room with ample space for dining furniture. Thoughtfully designed to cater to all culinary needs, it benefits from extensive cabinetry, high-quality integrated appliances, and generous provision for additional white goods, together with housing the oil-fired boiler. The kitchen provides access to a cloakroom and a further versatile room, suitable for use as a bedroom or additional reception space, which in turn leads to the conservatory.

The conservatory enjoys both front and rear access and also provides internal access to the garage. Two further bedrooms are located off the central hallway and are served by a well-appointed family bathroom.

GARDEN

To the rear, the outside space is predominantly laid to patio, providing a low-maintenance area for outdoor seating and entertaining. To the front, there is generous external space, mainly laid to gravel, offering ample off-road parking. The single garage benefits from light and power, with additional storage situated adjacent to the garage.

SITUATION

Set within the centre of the particularly attractive and sought-after village of Charlton Horethorne, which lies amidst gently rolling countryside on the Dorset–Somerset border. Surrounded by fields and woodland, the village enjoys a peaceful rural atmosphere while offering good everyday amenities, including a village shop, primary school, the well-regarded Kings Arms pub and hotel, parish church, and an active village hall.

The historic abbey town of Sherborne lies approximately 5 miles away and provides a wide range of shops, cafés, restaurants, and a Waitrose supermarket. Castle Cary, about 9 miles distant, is a popular market town with a characterful high street, weekly market, and mainline station, while Bruton is known for the Hauser & Wirth gallery and the nearby Newt estate, a renowned country destination.

The area is well served for education, with excellent state and independent schools in Sherborne and Bruton. Transport links are strong, with mainline rail services from Sherborne, Templecombe, and Castle Cary to London, together with good road access and regional airports at Bristol, Bournemouth, and Exeter.

MATERIAL INFORMATION

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

Broadband - Ultrafast broadband is available.
Mobile phone network coverage is likely at the property, for further information please see, Ofcom https://www.ofcom.org.uk
Somerset Council
Council Tax Band: E

Probate granted.

The property is situated in a conservation area.

The property is accessed via a shared driveway, Responsibility for maintenance is split 50/50 between The Byre and the neighbouring property.

DIRECTIONS

What3words - ///webcams.backyards.await

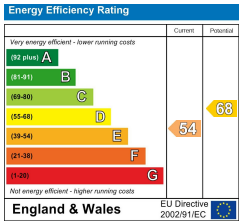


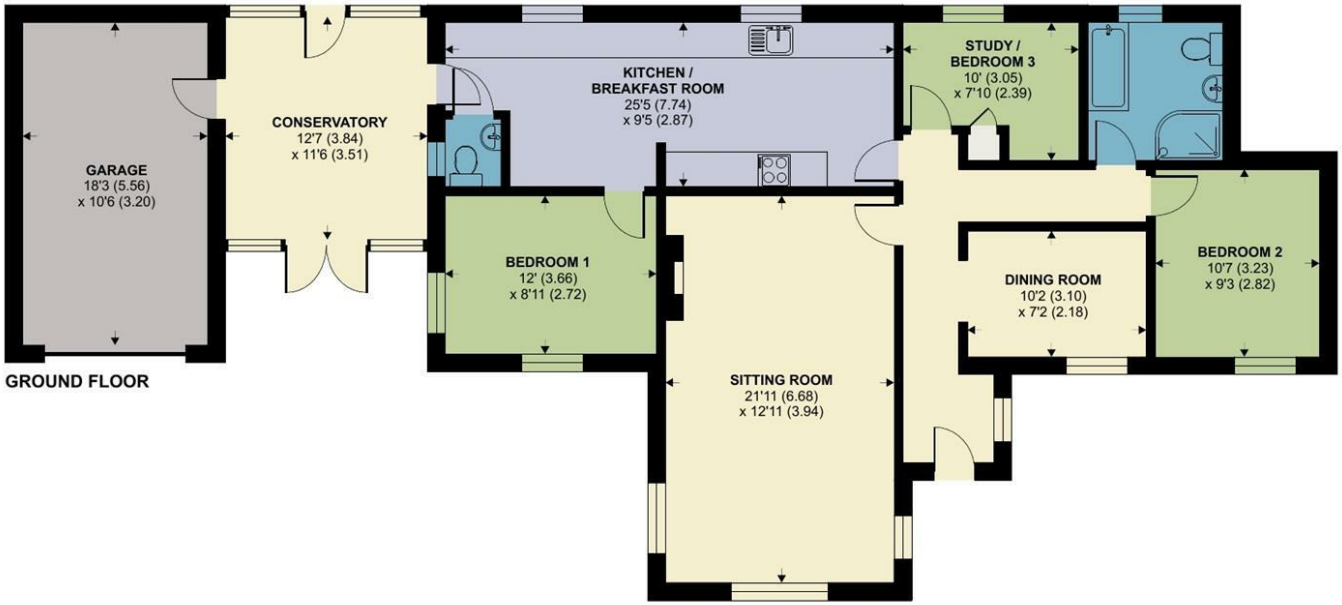




The Byre, Charlton Horethorne, Sherborne

Approximate Area = 1254 sq ft / 116.5 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1446 sq ft / 134.3 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1402102





Sherb/JM/0126

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