



Symonds
& Sampson

2 East Mill Court

East Mill Lane, Sherborne, Dorset

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East Mill Lane
Sherborne
Dorset
DT9 3DP

Offered to the market with no onward chain, this semi-detached three-bedroom barn conversion occupies a sought-after location within Sherborne. The property offers spacious accommodation throughout and benefits from a garage and an attractive courtyard garden.



- Semi detached three bedroom barn conversion
 - Open reception spaces over split levels
 - Character features
 - Garage and parking
 - Close proximity to amenities
 - No onward chain

Guide Price **£290,000**

Freehold

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THE DWELLING

Offering a rare opportunity to acquire a distinctive property with striking interior features, quietly positioned in a secluded setting yet within close, level walking distance of the historic Abbey town of Sherborne. Forming part of an attractive courtyard development, the barn conversion dates back to the early 1980s and features handsome stone elevations beneath a tiled roof, reflecting its characterful origins. Additional benefits include a private garage and a delightful courtyard garden that enjoys afternoon and evening sunshine.

ACCOMMODATION

The property is entered through a welcoming hallway with useful storage cupboards. The accommodation is arranged across split levels, creating flexible and characterful living spaces enhanced by excellent natural light from skylights and windows overlooking the courtyard. At the centre of the home is an impressive living room with a vaulted ceiling, exposed timbers, and generous glazing, with the roof lights further enhancing the sense of space and light. A galleried landing overlooks the kitchen and dining area, creating a striking sense of openness and connection between the main living spaces, making it ideal for both everyday living and entertaining.

The kitchen and dining area could potentially be opened up further to create a larger open-plan layout if desired. From the kitchen/dining space there is access to a substantial storage area above the entrance hall, which also features a distinctive round window above the porch.

The three bedrooms are positioned together at one end of the property and all benefit from fitted wardrobes. Two are comfortable double bedrooms, while the third is a single room that would also make an ideal home office or study. They are served by a family bathroom and a separate cloakroom. Nearby, a practical utility area provides additional storage and shelving, along with plumbing for a washing machine and space for an additional dryer and fridge/freezer.

GARDEN

The courtyard garden is located at the front of the property, providing a pleasant outdoor space and convenient access to a single garage offering electric.

SITUATION

This property is just a short walk from Sherborne's highly regarded high street, with its vibrant mix of boutique shops, artisan bakeries, cafés, restaurants, gastropubs and the popular farmers' market. The Abbey, Almshouses, the renowned Sherborne schools and the mainline station—with a direct service to London Waterloo in just over two hours—are all within easy walking distance, making this an exceptionally convenient and desirable location. Larger amenities can be found in Yeovil (5.5 miles) and Dorchester (18 miles), while excellent transport links include a faster service to Paddington from Castle Cary (12 miles) and easy access to the A303 connecting to the Home Counties. Bournemouth, Bristol and Exeter airports are also within convenient reach. The property also sits within close proximity to Perley, a popular walking area further leading to public footpaths around Sherborne Castle.

MATERIAL INFORMATION

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

Broadband - Ultrafast broadband is available.

There is mobile coverage available in the area, please refer to Ofcom's website for more details.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: E

The property is situated within a conservation area.

There is a shared responsibility for the upkeep and maintenance of the shared access within the development.

DIRECTIONS

What3words - ///ears.golden.mimes



Energy Efficiency Rating	
Current	Potential
They're energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

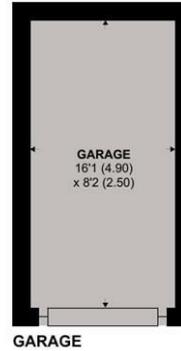
East Mill Lane, Sherborne

Approximate Area = 1224 sq ft / 113.7 sq m
 Limited Use Area(s) = 40 sq ft / 3.7 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1396 sq ft / 129.6 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

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: 1421293



Sherb/JM/0326



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