

Rolfe East



The Knapp, Charlton Horethorne, DT9 4PQ

Guide Price £595,000

- LINK DETACHED NATURAL STONE PERIOD BARN CONVERSION (2145 SQUARE FEET).
- LARGE GARDENS AND PLOT EXTENDING TO NEARLY A QUARTER OF AN ACRE (0.22 ACRES).
- DRIVEWAY PARKING FOR 2-3 CARS PLUS GARAGE.
- TIMBER CABIN / WORKSHOP PLUS OTHER SHEDS AND SUMMER HOUSE.
- SELF-CONTAINED GROUND FLOOR STUDIO FLAT.
- FOUR DOUBLE BEDROOMS IN TOTAL - MASTER BEDROOM WITH EN-SUITE.
- TOP VILLAGE ADDRESS WITH STUNNING COUNTRYSIDE VIEWS WITH A WESTERLY ASPECT.
- OIL FIRED RADIATOR CENTRAL HEATING, LOG BURNING STOVE AND DOUBLE GLAZING.
- SHORT WALK TO PRETTY VILLAGE CENTRE, EXCELLENT PUB AND VILLAGE SHOP.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON.

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The Granary The Knapp, Charlton Horethorne DT9 4PQ

'The Granary' is a period, deceptively spacious (2145 square feet), natural stone barn conversion situated in a coveted address, a very short walk to the heart of this prestigious village on the Somerset/ Dorset borders. It is only a short drive to Sherborne town centre and mainline railway station to London Waterloo (in just over 2 hours directly). The property benefits from a large, level rear garden and generous plot extending to just under a quarter of an acre (0.22 acres approximately). The main garden offers a good degree of privacy, a westerly aspect and stunning countryside views. The garden benefits from a timber cabin / workshop, summer house and various sheds. There is private driveway parking for two to three cars plus an integral garage / workshop. The property is well presented and benefits from oil fired radiator central heating, uPVC double glazing and a cast iron log burning stove. This intriguing stone building was originally a granary with cart house and stables below until, in the mid 1980s, it was converted into a dwelling. The spacious, flexible accommodation is arranged over three floors and comprises ground floor entrance hall, self-contained ground floor studio flat with kitchenette and en-suite shower room. On the first floor there is a landing area, sitting room with excellent countryside views, triple aspect and a stone fireplace, open-plan kitchen/dining room and porch / entrance hall with vaulted ceiling. On the second floor, there is landing area, master double bedroom with en-suite shower room, two further double bedrooms and a family bathroom. It is enviably free from the restrictions of Grade II listing. There are superb countryside walks from the front door – ideal as you do not need to put the children or the dogs in the car! The property is very near the beating heart of this pretty, exclusive village. The village offers The Kings Arms, an award winning superb public house hotel offering great food and ambience.



Council Tax Band: E



There is also The Village Store awarded a National Treasures Award by Good Housekeeping 2020, active village hall supporting numerous societies and events, an active community, attractive central village green with pond and playground equipment, a highly-praised by OFSTED village primary school and active, well-supported church. The house is a very short drive to Sherborne town with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also 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 restaurant that is in the building of the original Sherborne House

External steps rise to the main garden.

Front pathway leads to the front door. Double glazed front door and sidelight lead to entrance hall. Staircase rises to the first floor. Internal door connects to integral garage. Oak door leads

GROUND FLOOR STUDIO FLAT / ANNEX: Living room / bedroom measures 17' Maximum x 14'10 Maximum. Enjoying a light dual aspect with double glazed period-style windows to the front and side, double bedroom area with two radiators, kitchenette, stainless steel sink bowl and drainer unit, mixer tap over, drawers and cupboards under, space for fridge, a range of matching wall mounted cupboards, wall mounted cooker hood / extractor fan, door leads to

EN-SUITE SHOWER ROOM / WC: 7'10 Maximum x 4'3 maximum. A white suite comprising low level WC, wash basin over storage cupboards, glazed shower cubicle with wall mounted mains shower, extractor fan, tiling to splash prone areas, tiled floor, chrome heated towel rail.

Staircase rises from the entrance hall to the first floor landing. Doors lead off the landing to the main living rooms.

SITTING ROOM: 17'2 Maximum x 14'11 Maximum. A generous main reception room enjoying a light triple aspect with period-style double glazed windows to the front, side and rear – side enjoying excellent countryside views and a pleasant easterly aspect,

natural stone feature fireplace and surrounds, paved hearth, cast iron log burning stove, radiator.

KITCHEN / DINING ROOM: 16'11 maximum x 13'11 Maximum. Another impressive sized room enjoying a light dual aspect period style double glazed windows to both sides. A range of fitted kitchen units comprising laminated work surface and inset ceramic one-and-a-half sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher, space for undercounter fridge, space for large Range-style oven (oven available by separate negotiation), tiled splashback, two radiators, a range of matching wall-mounted cupboards, double glazed solid oak stable door leads to

PORCH / ENTRANCE HALL: 12'6 Maximum x 9'2 Maximum. A fabulous addition to this house with vaulted ceiling and exposed beams, double glazed windows to both sides and the rear, ceramic floor tiles, exposed natural stone elevations, painted panelling, double glazed timber stable door leads to the main garden.

Staircase rises from the first floor landing to the

SECOND FLOOR LANDING: 17'1 Maximum x 5'8 Maximum. Double glazed Velux ceiling window to the front, panel doors lead off the second floor landing to further rooms.

MASTER BEDROOM: 14'10 Maximum x 10'8 Maximum. A generous double bedroom enjoying a light dual aspect with double glazed windows to the front and side with extensive countryside views, two radiators, TV point, door leads to

EN-SUITE SHOWER ROOM: 6'2 Maximum x 5'11 Maximum. A fitted suite comprising low level WC, pedestal wash basin, tiled splashback, bidet, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, shaver point, extractor fan, radiator.

BEDROOM TWO: 12'2 Maximum x 8'3 Maximum. A second double bedroom, double glazed window overlooks the main garden, radiator.

BEDROOM THREE / OFFICE: 12' Maximum x 8'4 Maximum. A third double bedroom, double glazed window to the front, radiator, TV point, telephone point.

FAMILY BATHROOM: 8'5 Maximum x 5'10 Maximum. A fitted suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen, wall mounted mains shower over, tiling to splash prone areas, extractor fan, shaver point, radiator, double glazed window to the side, door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

OUTSIDE: The house stands in a substantial plot extending to just under a quarter of an acre (0.22 acres approximately). Vehicular access leads from the lane to a private driveway providing off road parking for three to four cars. Outside lighting and area to store recycling containers and wheelie bins. Driveway leads to

INTEGRAL GARAGE: 18'5 maximum in depth x 17'8 Maximum in width. Metal up-and-over garage door, light and power connected, double glazed window to the front, internal door to the ground floor entrance hall, floor standing oil-fired central heating boiler, space and plumbing for washing machine, garage houses oil tank.

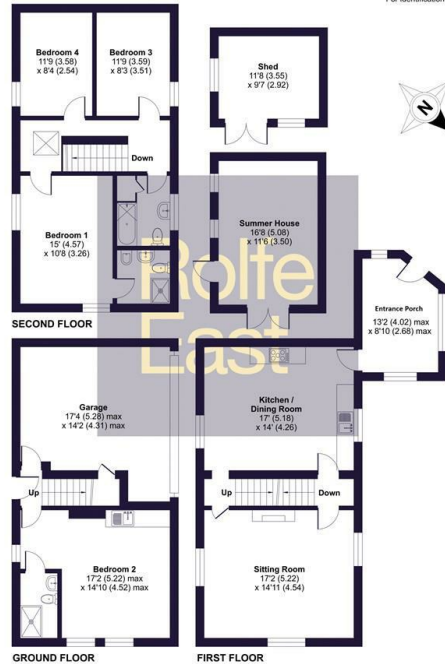
Steps rise from the driveway area to the **MAIN GARDEN**. The garden is a particularly lovely selling feature of this home. It is elevated and enjoys a glorious rural backdrop and extensive countryside views. It also boasts a sunny east-to-west aspect. It is laid mainly to lawn and boasts fabulous landscaping, a wide variety of well-stocked flowerbeds and borders, a vast selection of mature plants, trees and shrubs, vegetable garden, large, detached timber summer house and potting shed.





The Knapp, Charlton Horethorne, Sherborne, DT9

Approximate Area = 1580 sq ft / 146.7 sq m
Garage = 262 sq ft / 24.3 sq m
Outbuilding = 303 sq ft / 28.1 sq m
Total = 2145 sq ft / 199.1 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). © rchrecom 2025. Prepared for Rolfe East Sherborne Ltd. REF: 1487706



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC