



Hayle Barn

Over Compton, Sherborne, Dorset

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Over Compton
Sherborne
DT9 4QY

This attractive detached barn conversion offers a thoughtfully designed home with spacious, well-balanced accommodation set across two floors, including four generous double bedrooms. Occupying a generous plot, the property also benefits from a substantial stone-built outbuilding arranged over two levels, providing highly versatile space with potential for ancillary accommodation, subject to the necessary consents.



- An architecturally impressive barn conversion
 - Substantial room sizes across both floors
 - Characterful accommodation
 - Four double bedrooms
 - Wrap around gardens
- Substantial two storey dwelling offering potential for ancillary accommodation subject to the necessary consents
 - Sought after village location
 - No onward chain

Guide Price **£800,000**

Freehold

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THE DWELLING

This detached barn conversion was completed in 1983 and offers an impressive, architecturally designed residence. Arranged over two floors, the property provides spacious and well-balanced accommodation throughout, complemented by four generous double bedrooms and an abundance of natural light.

Set within a wrap-around plot, the property further benefits from a substantial stone-built outbuilding arranged over two floors, offering highly versatile space with excellent potential for ancillary accommodation, subject to the necessary consents.

ACCOMMODATION

The ground floor accommodation is arranged with a strong sense of symmetry and proportion, centred around an impressive and expansive reception hall that provides a refined point of entry and seamless access to the principal reception rooms. The kitchen/breakfast room is comprehensively appointed with an extensive range of cabinetry, incorporating a generous dining area.

Adjoining the kitchen, the utility room offers further practicality, providing ample space for white goods, housing for the boiler and affording integral access to the garage. The dining room, accessed directly from the kitchen, is an elegant and characterful space, enhanced by exposed ceiling timbers and French doors that open onto the rear garden, creating a natural extension of the living accommodation.

The principal reception room is of particularly fine proportions and is centred around a substantial stone hearth with a fireplace insert, forming an impressive focal point. To the front elevation, a well-proportioned study provides highly versatile accommodation, ideally suited to home working or alternative ancillary uses. Completing the ground floor, a generously sized conservatory to the rear enjoys a pleasant outlook over the gardens and provides direct access, further enhancing the overall flow and functionality of the accommodation.

The first floor unfolds from a striking, light-filled landing, affording an immediate sense of volume and refinement, whilst providing access to four beautifully proportioned double bedrooms, each enjoying excellent natural light and an inherent sense of balance.

The principal suite is particularly distinguished, comprising a generously scaled and elegantly appointed bedroom, enhanced by an extensive range of fitted wardrobes and a luxuriously appointed en suite bathroom. The remaining bedrooms are equally well-proportioned and are served by a superbly finished family bathroom, completing the first floor accommodation with a strong emphasis on both comfort and sophistication.

GARDEN AND OUTBUILDINGS

To the rear, the garden is beautifully established, featuring mature trees and shrubbery to the borders, along with a level lawn and well-stocked beds throughout. A patio sits adjacent to the property, providing an ideal space for outdoor seating. Side access leads to the front of the property, where the oil tank is neatly positioned and thoughtfully enclosed.

The frontage offers a resin driveway, bordered by established flower beds and a lawned area, providing ample parking and access to the garage.

An additional stone-built dwelling is situated at the front of the property, comprising a two-storey stone structure with a larger single-storey extension to the side. Currently utilised as a workshop, the building offers a spacious ground floor with power and lighting, along with a staircase leading to the first floor, which features skylights and exposed beams. The ground floor also includes a cloakroom and access to the single-storey extension, presently used as storage.

SITUATION

Set equidistant between Sherborne and Yeovil, the charming village of Over Compton is nestled in the heart of the Dorset countryside. This picturesque location offers a peaceful rural setting while remaining conveniently close to amenities. The neighbouring village of Trent provides a highly regarded pub and

a well-regarded primary school, adding to the area's appeal.

The neighbouring historic Abbey town of Sherborne, offers a range of independent shops, restaurants and supermarkets. The area is well-served by excellent schooling, including The Gryphon School, as well as prestigious independent schools such as Sherborne School, Sherborne Girls, Leweston, and Hazlegrove. For commuters, a direct train from Sherborne to London Waterloo takes approximately 2.5 hours, while Castle Cary, just 12 miles away, offers a faster 90-minute service to Paddington. Bournemouth, Bristol, and Exeter airports are also within easy reach, providing excellent transport connections.

MATERIAL INFORMATION

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

Broadband - Superfast broadband is available.
There is mobile coverage available in the area, please refer to Ofcom's website for more details.
Dorset Council - G

Awaiting grant of probate.

DIRECTIONS

What3words - ///play.quick.list



Energy Efficiency Rating		
Very energy efficient (lower running costs)	Current	Potential
A	B	C
D	E	F
G	F	F
For more information on energy ratings visit www.gov.uk/government/organisations/energy-efficiency		
England & Wales		
EPC Directive 2002/91/EC		

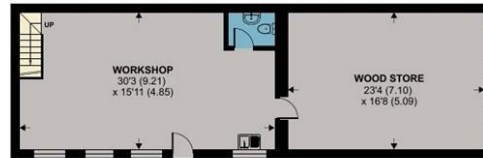
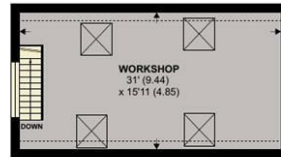
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Approximate Area = 3467 sq ft / 322 sq m
 Limited Use Area(s) = 119 sq ft / 11 sq m
 Garage = 482 sq ft / 44.7 sq m
 Outbuildings = 1334 sq ft / 123.9 sq m
 Total = 5402 sq ft / 501.6 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1433728



Sherb/JM/0426



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