

# Rolfe East



## Downyard, Compton Pauncefoot, BA22 7EL

Offers In Excess Of £783,950

- UNIQUE SPACIOUS (2523 SQUARE FEET) ATTACHED BARN CONVERSION
- STUNNING GARDENS AND PLOT EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- PRETTY RIVERSIDE SCENE AND RURAL BACKDROP.
- NO FURTHER CHAIN.
- FANTASTIC PRETTY HAMLET LOCATION NEAR CORTON DENHAM AND A303 TRUNK ROAD.
- AMAZING FIRST FLOOR LIVING ROOM (26'11 x 22'11) WITH VAULTED CEILING AND VIEWS.
- A SHORT DRIVE TO FABULOUS NEARBY VILLAGE PUBS.
- DRIVEWAY PARKING FOR 3 CARS PLUS GARAGE AND WORKSHOP.
- OIL FIRED RADIATOR CENTRAL HEATING AND HARDWOOD DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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# The Wagon House Downyard, Compton Pauncefoot BA22 7EL

STUNNING RURAL VIEWS! 2805 SQUARE FEET! LEVEL PLOT AND STUNNING GARDENS EXTENDING TO JUST UNDER A QUARTER OF AN ACRE! The Wagon House is a stunning, natural Hamstone barn conversion situated in a delightful 'tucked-away', exclusive village address near the Parish Church - enjoying lovely rural views. The current owners have renovated the property to a stylish standard throughout. The property has an enclosed driveway parking area providing off road parking for three cars leading to a single garage and workshop. The beautifully groomed gardens, sun terrace and patio wraps around the property and enjoys a pretty streamside scene as well as a delightful rural backdrop. The level plot extends to just under a quarter of an acre. The house is heated via an oil-fired radiator central heating system and also boasts hardwood double glazing. The well-arranged, deceptively spacious (2805 square feet), flexible accommodation enjoys a fantastic level of natural light from large feature windows and rural views from many of these windows. It comprises entrance area, ground floor kitchen breakfast room, inner hall, utility room, huge ground floor master bedroom with en-suite shower room, two further generous double ground floor bedrooms and a downstairs bathroom. The stairs rise from the kitchen area to a half-landing dining room with doors opening on to a raised sun terrace. The stairs continue to the first floor where there is a simply stunning sitting room with vaulted ceiling, exposed rafters and large feature windows taking in rural views to Warren Hill. The property is conveniently positioned a very short drive to the A303 trunk road to London and the South West. Compton Pauncefoot is a quaint village full of period character properties and is only a short drive to the historic town centre of Sherborne. NO FURTHER CHAIN.



Council Tax Band: F



This wonderful home is situated a short drive to the nearby historic abbey town centre of Sherborne and benefits from excellent access to the A303 trunk road to London and the South West. The historic town centre of Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also has the mainline railway station making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant.

The country towns of Bruton, Castle Cary and Wincanton are not far away. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. Also nearby is 'The Newt' - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. Bruton has many excellent restaurants including Michelin Starred Osip - run by forward-thinking chef Merlin Labron-Johnson and his enthusiastic team who are passionate about their farm-to-table ethos. This part of the Somerset Dorset borders has excellent connections to some of the very best private schools in Britain including nearby Millfield, Sherborne Boys and Girls Schools, King's Bruton, Port Regis, Bryanston, Clayesmore, Leweston, Hazlegrove and Sherborne Preparatory School.

Hardwood double glazed and panelled front door leads to open-plan kitchen area.

**OPEN-PLAN KITCHEN** – 13' Maximum x 12'11 Maximum with a full through measurement to the dining area of 29'2 Maximum.

A range of period-style panelled dark green kitchen units comprising granite work surface, decorative tiled surrounds, inset ceramic one and a half sink bowl with mixer tap over, inset Bosch electric hob, a range of drawers, cupboards and carousel cupboards under, electric Bosch double oven and grill, integrated Neff dishwasher, island unit with breakfast bar, solid granite work surfaces, storage drawers under, ceramic floor tiles, Smeg fridge freezer, wall mounted heated towel rail, wall mounted Neff cooker hood extractor fan, Samsung washer / dryer, half vaulted ceiling enjoying exposed rafters - maximum ceiling height of 14'5. Two hardwood double glazed windows to the side, panelled oak doors lead to further storage cupboard space, telephone point.

A small staircase rises to the dining area enjoying a good level of natural light and a multiple aspect, double glazed feature ceiling windows boast a westerly aspect, two hardwood double glazed windows to the side, hardwood double glazed double French doors open onto the rear garden and sun terrace.

**DINING AREA** – 13'3 Maximum x 15'11 Maximum

Radiator, oak work surface creates a study area with storage cupboards under and fitted desk, moulded skirting boards and architraves, radiator.

Further staircase rises from the dining area to the sitting room.

**SITTING ROOM** – 26'11 Maximum x 22'11 Maximum

A simply stunning main reception room enjoying a full vaulted ceiling with exposed rafters, large full height hardwood double glazed feature windows enjoying views across fields to Warren Hill and other period Hamstone properties, exposed pine floorboards, moulded skirting boards and architraves, feature red brick fireplace recess and hearth with electric log burner effect stove, chimney breast feature, exposed beamwork, telephone point, TV point, pine door leads to large loft eaves storage cupboard space, two radiators.

Ground floor entrance from the kitchen leads to the inner hall.

**INNER HALL** – 18'2 Maximum x 3'5 Maximum

Ceramic tiled floor, moulded skirting boards and architraves, pine door leads to storage cupboard space, radiator, latch door leads from the inner hall to the utility room.

**UTILITY ROOM** – 4'8 Maximum x 6' Maximum

Laminated work surface, decorative tiled surrounds, space and plumbing for washing machine, a range of wall mounted cupboards, ceramic floor tiles, pine door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, further pine door gives access to cupboard housing oil-fired central heating boiler.

Latch doors lead off the inner ground floor hall to the bedrooms.

**MASTER BEDROOM** – 23' Maximum x 20'11 Maximum

A huge main bedroom enjoying a light dual aspect with hardwood double glazed window to the side, hardwood double glazed double French doors open to the rear, inset feature ceiling lighting, radiator, moulded skirting borders and architraves, TV point, telephone point, two sets of double doors lead to extensive fitted wardrobe cupboard space, latch door leads to en-suite shower room.

**EN-SUITE SHOWER ROOM**

A modern white suite comprising walk-in double size shower cubicle with glazed screen, wall mounted power shower, tiled surrounds, inset wash basin into work surface, tiled surrounds, storage cupboards under, fitted low level WC, shaver point, heated towel rail, travertine tiled floor, extractor fan, inset feature ceiling lighting.

#### BEDROOM TWO – 15'6 Maximum x 11'2 Maximum

A generous second double bedroom enjoying full height double glazed, feature windows taking in countryside views and Warren Hill, telephone point, moulded skirting boards and architraves, radiator, TV point, double doors lead to built-in wardrobe cupboard space.

#### BEDROOM THREE – 15'8 Maximum x 11'3 Maximum

Full height hardwood double glazed feature windows and door opens onto the rear enjoying countryside views to Warren Hill, moulded skirting boards and architraves, radiator, double doors lead to fitted wardrobe cupboard space, telephone point, TV point.

#### FAMILY BATHROOM

A period style white suite comprising low level WC, pedestal wash basin, oak panelled bath with tiled surrounds, wall mounted power shower over bath, folding shower screen, shaver light and point, tiling to dado height, ceramic floor tiles, radiator, inset feature ceiling lighting, extractor fan.

#### OUTSIDE

A timber five bar gate gives access to a private tarmac driveway providing off-road parking and turning area for three cars leading to detached natural stone outbuilding and garage. The driveway benefits from outside security lighting.

#### GARAGE – 13'9 Maximum x 8' Maximum

Timber up and over garage door, light and power connected, door from the garage leads to workshop.

#### WORKSHOP – 12'10 Maximum x 6'3 Maximum

Light and power connected, window to the rear.

#### ATTACHED NATURAL STONE SUMMERHOUSE – 8'5 Maximum x 13'3 Maximum

Double glazed windows to the side and front, light and power connected.

#### GARDENS

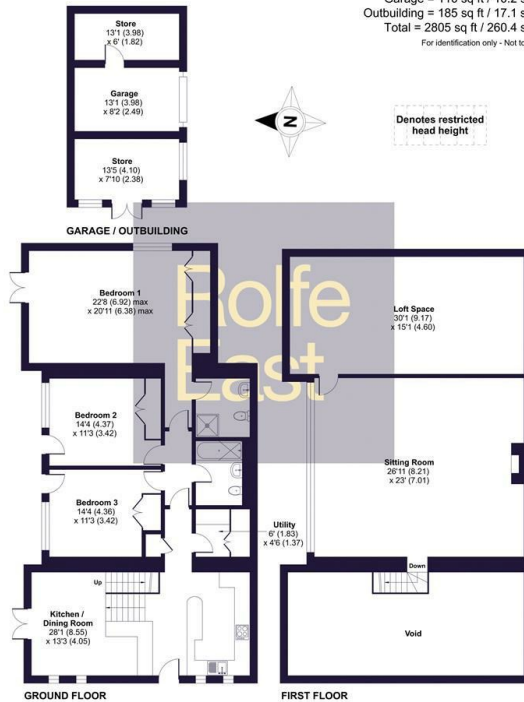
The beautiful level gardens are situated on the north and west sides of the barn conversion. They enjoy a pretty stream and riverside location and are beautifully presented.



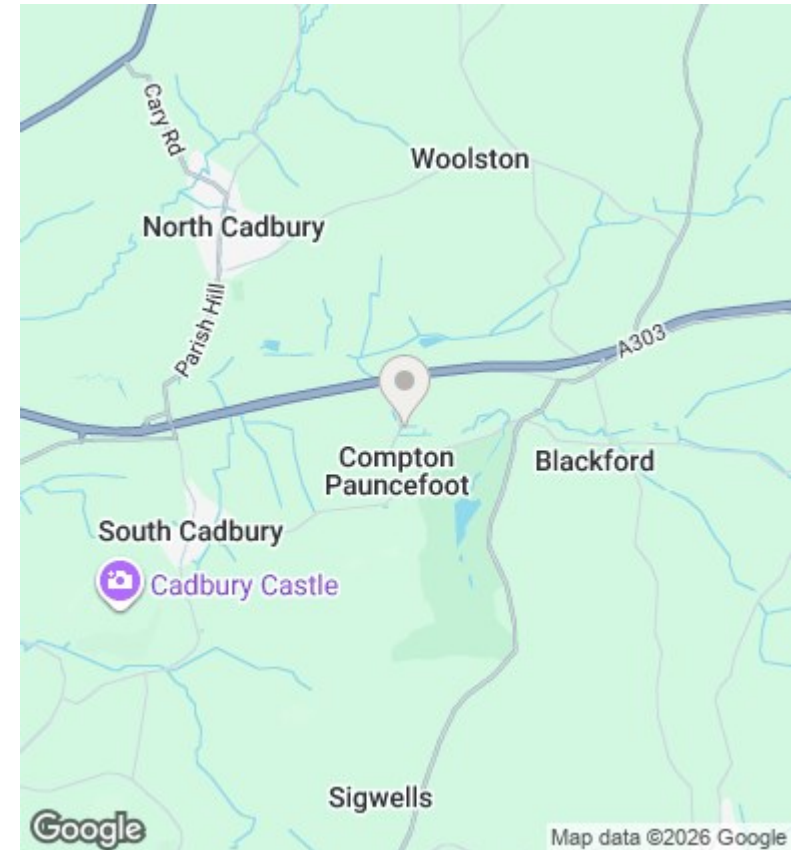


### The Wagon House, Compton Paucefoot, Yeovil, BA22

Approximate Area = 2042 sq ft / 189.7 sq m (excludes void)  
 Limited Use Area(s) = 468 sq ft / 43.4 sq m  
 Garage = 110 sq ft / 10.2 sq m  
 Outbuilding = 185 sq ft / 17.1 sq m  
 Total = 2805 sq ft / 260.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © ricolhome 2026. Produced for Rolfe East Homes Ltd. REF: 1438753



### Directions

### Viewings

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

### Council Tax Band

F

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