



- Stunning Barn Conversion with Professional Consultant's Certificate
- Fantastic Open-Plan Kitchen/Living Room ● Three Bedrooms, Two Bath/Shower Rooms & WC
  - Full Fibre Broadband ● Pasture Paddock ● Approx. 2 Acres In All
- Highly Desirable Location with Glorious Countryside Views ● No Onward Chain

REF EO7783

## GENERAL AND SITUATION

Approximate Distances:

Templecombe 2.5 miles • Wincanton/A303 2.5 miles • Sherborne 7 miles • Bruton 7.5 miles  
Gillingham 10.5 miles • Shaftesbury 14 miles

A superb three bedroom detached barn conversion, set in approx. two acres in a highly desirable location, with beautiful countryside views.

The property is understood to have originally been an agricultural barn and garage/workshop with the conversion completed in August 2023. It provides an extremely practical, comfortable home, with a wonderful large open-plan kitchen/living/dining room with bi-fold doors opening out to the garden, letting in lots of natural light and highlighting the wonderful views.

The property is set well off the main road, down a driveway and it offers a good degree of privacy and seclusion, on the fringe of the village of North Cheriton, which has an active village hall and church. The neighbouring village of Holton has a pub which is within walking distance, and just a five minute drive away, Charlton Horethorne has a popular pub, village store and primary school. Nearby Templecombe has a shop, Post Office and mainline rail station with regular services to London Waterloo and London Paddington. Wincanton has supermarkets, hospital, health centre, butcher, pubs and cafes, as well as a renowned racecourse and access onto the A303 dual carriageway which links to London via the M3 motorway. The A36, M4 and M5 are all within easy reach. The property is ideally located for the towns of Sherborne, Bruton, Castle Cary, Gillingham and Shaftesbury. The area is renowned for its excellent state and private schools, including Hazelgrove Preparatory, King's Bruton, Sherborne School for Boys, Sherborne School for Girls, Leweston, Ansford Academy, Sexey's School Bruton and The Gryphon Sherborne.

## THE RESIDENCE

A converted agricultural barn and garage/workshop completed in August 2023 to a high specification, with oil-fired central heating and double-glazed windows. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The **Main Entrance** is through a front door opening into a **Reception Hall** with laminate flooring and a door opening into a **Utility Room** which has built-in worksurfaces, stainless steel sink, plumbing for washing machine, oil-fired boiler and pressure tank.

The large **Kitchen** has an extensive range of built-in units with quartz worksurfaces and splashbacks, five ring induction hob with extractor hood, integral steam oven, combination oven/microwave, 1½ bowl sink with drainer, mixer tap and hot water tap, space for American style fridge, integral dishwasher and wine chiller, laminate flooring and a breakfast bar. It opens into the magnificent **Living/Dining Room** which is a fantastic bright living space with oak floor, free-standing logburner and bifold doors opening out to the **Garden**.

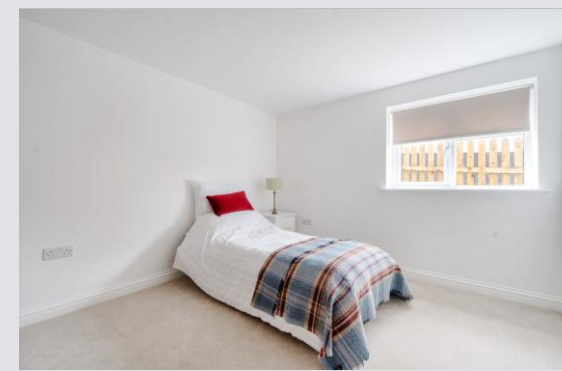




From the **Hall** a flight of steps lead down to a **Snug**, from which stairs with oak bannisters rise to the **First Floor**, and there is a **Cloakroom** with WC and wash hand basin.

There are **Two Double Bedrooms** on the **First Floor** and a **Family Bathroom** fitted with a panelled bath with shower mixer tap, WC, wash hand basin, built-in storage cupboards and laminate flooring.

The **Third, Principal Bedroom** is on the **Second Floor** and as is a generous size, with under eaves storage and an **Ensuite Shower Room** with a cubicle with mains shower, WC, wash hand basin, illuminated mirror and tiled floor.



## OUTSIDE

The property is approached from the road along a driveway which extends for over 100 yards, through a gateway from which a private concrete drive leads up to a **Large Gravel Parking Area** with space for multiple vehicles. We understand that cabling has been laid to the gateway ready for electric gates to be fitted if desired. The drive is flanked by a wood-chipped garden area with feature willow tree.



There is a **Raised Timber Deck Seating Area** with lovely views over the garden and paddock, plus a newly laid **Patio** to the side, with a large **Garden Shed**. There is scope for the creation of a lawned garden in the area adjoining the timber deck and patio.

Beyond the potential garden area there is a **Wildlife Pond**, beyond which is the Pasture Paddock which is fenced with post and rail, and hedges along the main boundaries.



IN ALL APPROX. 2 ACRES  
(About 0.8 Hectare)

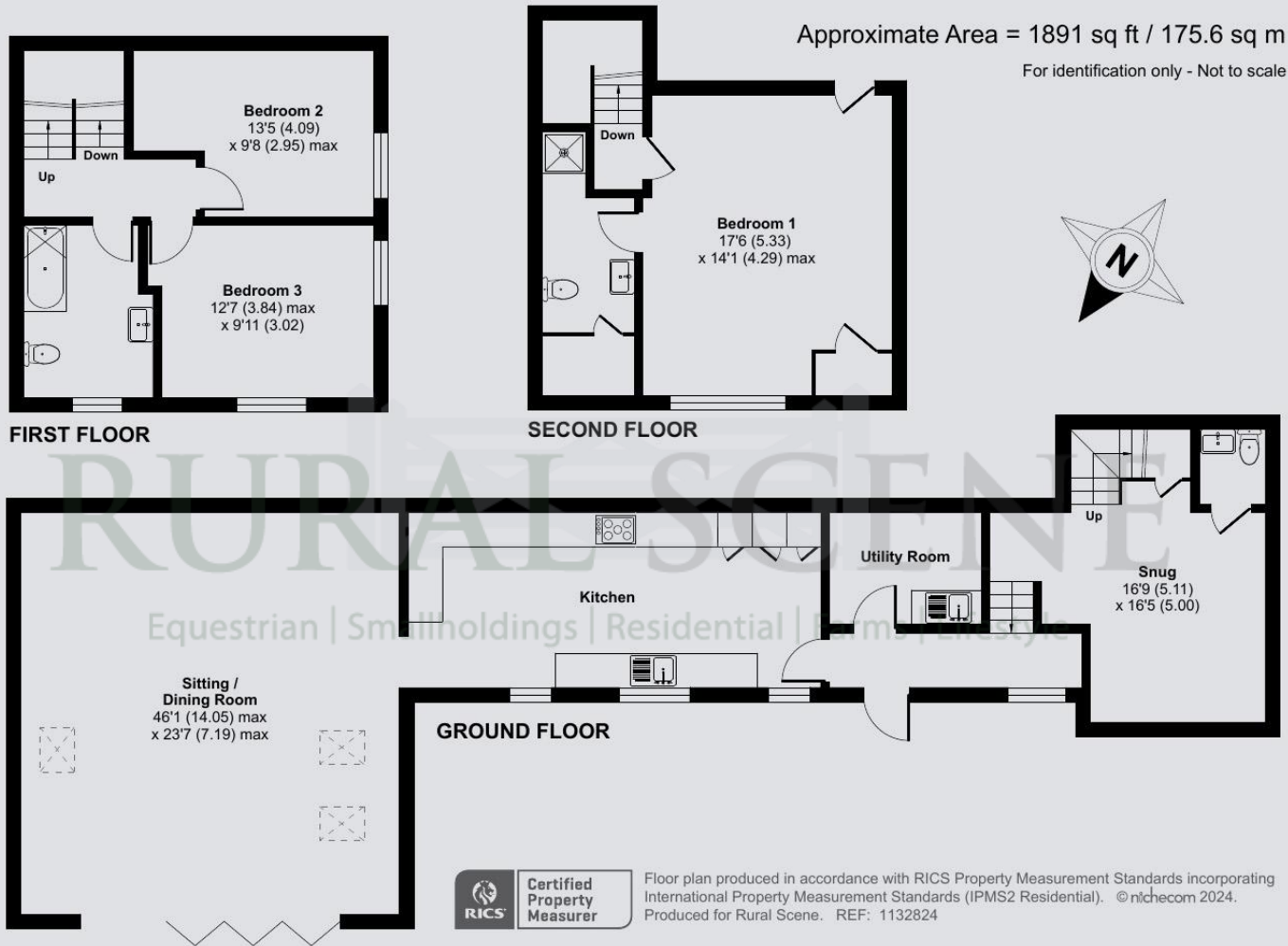


# RURAL SCENE

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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

SOUTH SOMERSET COUNCIL  
Tel: 0300 123 2224

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and FIBRE BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX F

## DIRECTIONS

From Wincanton take the A357 south towards Templecombe and after approx. ½ mile turn right onto the B4315 towards Sherborne. Follow the road for ¾ mile into North Cheriton, pass the turning and grass triangle on the left, just after which the entrance drive to Meadow Barn will be found on the right-hand side, adjacent to Old Orchard.

what3words /// washable.insisting.clattered

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited MEADOW BARN but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

