

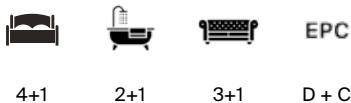
## PAYNES PLACE BARN

Shaftesbury, Dorset



# A BEAUTIFULLY CONVERTED GRADE II LISTED BARN

with adjoined annexe situated on the outskirts of Shaftesbury with an acre of impressive mature gardens and outstanding views across the Blackmore Vale.



4+1

2+1

3+1

D + C

Local Authority: Dorset Council

Council Tax band: F / Annexe: A

Tenure: Freehold

Postcode: SP7 8QL What3Words: //candle.code.finer

Services: Mains water, electricity, drainage, and gas central heating. FTTP broadband

Viewings strictly by appointment only through Knight Frank LLP



## LOCATION

Paynes Place Barn is situated on the edge of the charming, hill-top market town of Shaftesbury, which is surrounded by miles of unspoilt beautiful countryside. The house's position overlooks the Blackmore Vale and the town centre is within walking distance or just a short drive away. The town has extensive local amenities including a Tesco supermarket and many independent shops and businesses, with the renowned Udder Farm Shop close by in East Stour (4.6 miles) and a Waitrose in the neighbouring town of Gillingham (4.6 miles). For wider requirements Salisbury and Bath are both within a reasonable distance. There is a wide choice of schooling locally both from the independent and state sectors. Local independent schools include Port Regis, Bryanston, Milton Abbey and the schools in Sherborne and Bruton. Transport links are good too with a regular, fast rail service to Waterloo from Gillingham and the A303 just 7.7 miles away via the A350 from the town.







## THE PROPERTY

The property is a Grade II listed former barn and is believed to date from circa 1850. It is constructed of Shaftesbury stone elevations under a slate roof with brick chimneys. The accommodation is well presented, spacious, light and airy with the benefit of an adjoining double garage and self-contained one bedroom annexe. Spread over two floors, the house is entered via steps to the Garden Room with the other reception rooms located off this, the downstairs is spread across a split level including a large kitchen/breakfast room, dining room, main entrance hall and sitting room, with utility and downstairs cloakroom. Upstairs the property has four double bedrooms, including a master suite with ensuite bath/shower room. The other bedrooms share the family shower room. There is also an office which could act as a small fifth bedroom. The adjoining annexe which is self contained has a kitchen/dining room, a separate sitting room and a WC/shower room downstairs. The bedroom and main shower room are on the first floor together with a small store room.





## OUTSIDE

The property is approached from a private lane with wooden gates opening onto a large graveled parking area, providing space for several cars. A double garage is present, attached to the right of the annexe with up and over doors offering outdoor storage. Leading away from the house, facing south west is a beautifully presented garden filled with established lawns, specimen trees and several areas of mature, vibrant and colourful planted beds. The sun terrace to the far side of the garden, with patio doors leading from the sitting room offers a wonderful private area for outdoor entertaining /alfresco dining and enjoying the fantastic view of the Blackmore Vale scenery across to the North West.



# New Road

## Shaftesbury

Gross Internal Area (Approx.)

Main House = 276 sq m / 2,970 sq ft

Annexe = 95 sq m / 1,022 sq ft

Garage = 38 sq m / 409 sq ft

Total Area = 409 sq m / 4,401 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

**Important Notice:** This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of the text of the particulars. © Capture Property Marketing 2026.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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