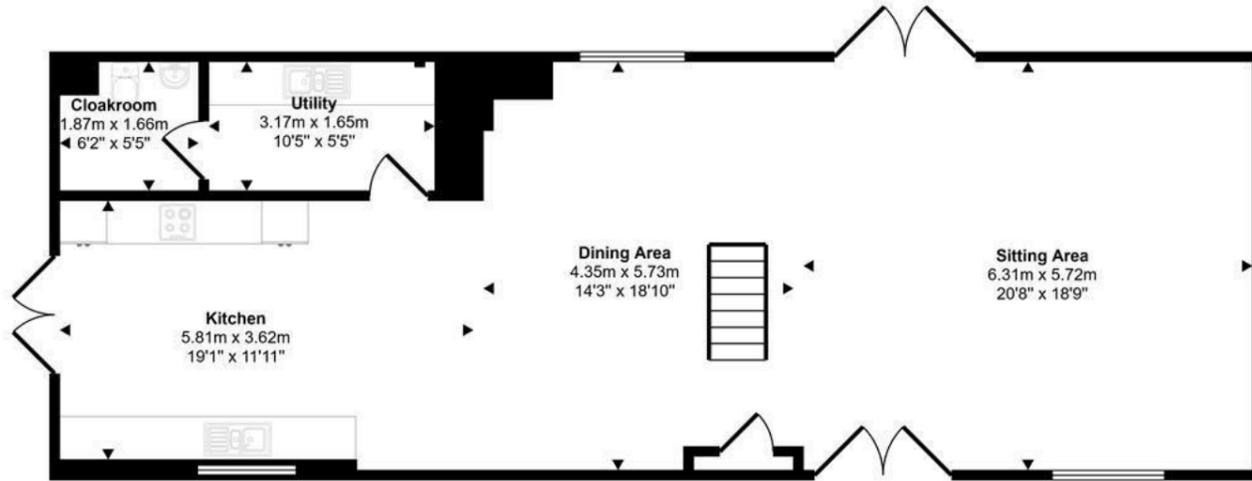
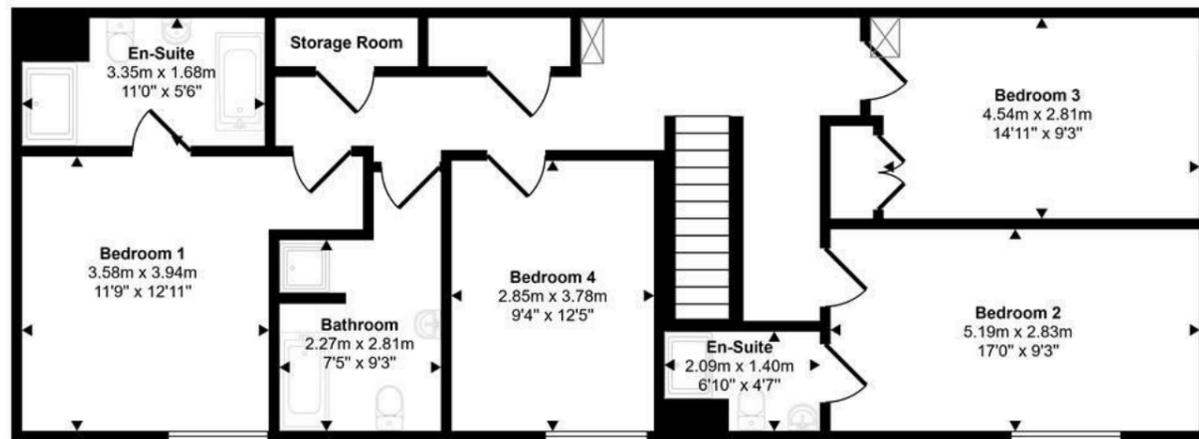


Approx Gross Internal Area  
193 sq m / 2074 sq ft



Ground Floor  
Approx 96 sq m / 1029 sq ft



First Floor  
Approx 97 sq m / 1044 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Manor Court Bishops Caundle

Asking Price  
£660,000

A Stunning Grade 2 listed, Semi-Detached Barn Conversion in Bishops Caundle:-

This exceptional semi-detached barn conversion, with its mellow stone façade, sits within easy walking distance of the heart of Bishops Caundle and its village amenities. Blending timeless character with contemporary design, the home offers 2,074 Sq Ft/193 Sq. M of beautifully finished living space, enhanced by rural views from the first floor.

Designed with both family living and socialising in mind, the impressive open-plan ground floor provides a superb sense of space and flexibility. The generous seating area features double doors opening onto the patio—ideal for indoor–outdoor living—while the large dining area flows seamlessly into a stylishly fitted kitchen with modern cabinetry and integrated appliances. Together, these spaces create a warm and welcoming setting for everyday life as well as entertaining. A useful utility room and a substantial cloakroom—perfect for coats, boots, and daily essentials—complete the ground floor.

Upstairs, there are four well-proportioned double bedrooms, two of which enjoy their own en-suite facilities. A contemporary family bathroom serves the remaining rooms. Throughout, original character elements such as exposed timbers and mellow stone internal walls offer warmth and charm.

Outside, the property provides private parking and a large, sunny rear garden, laid to lawn and ready for you to landscape to suit your own vision.

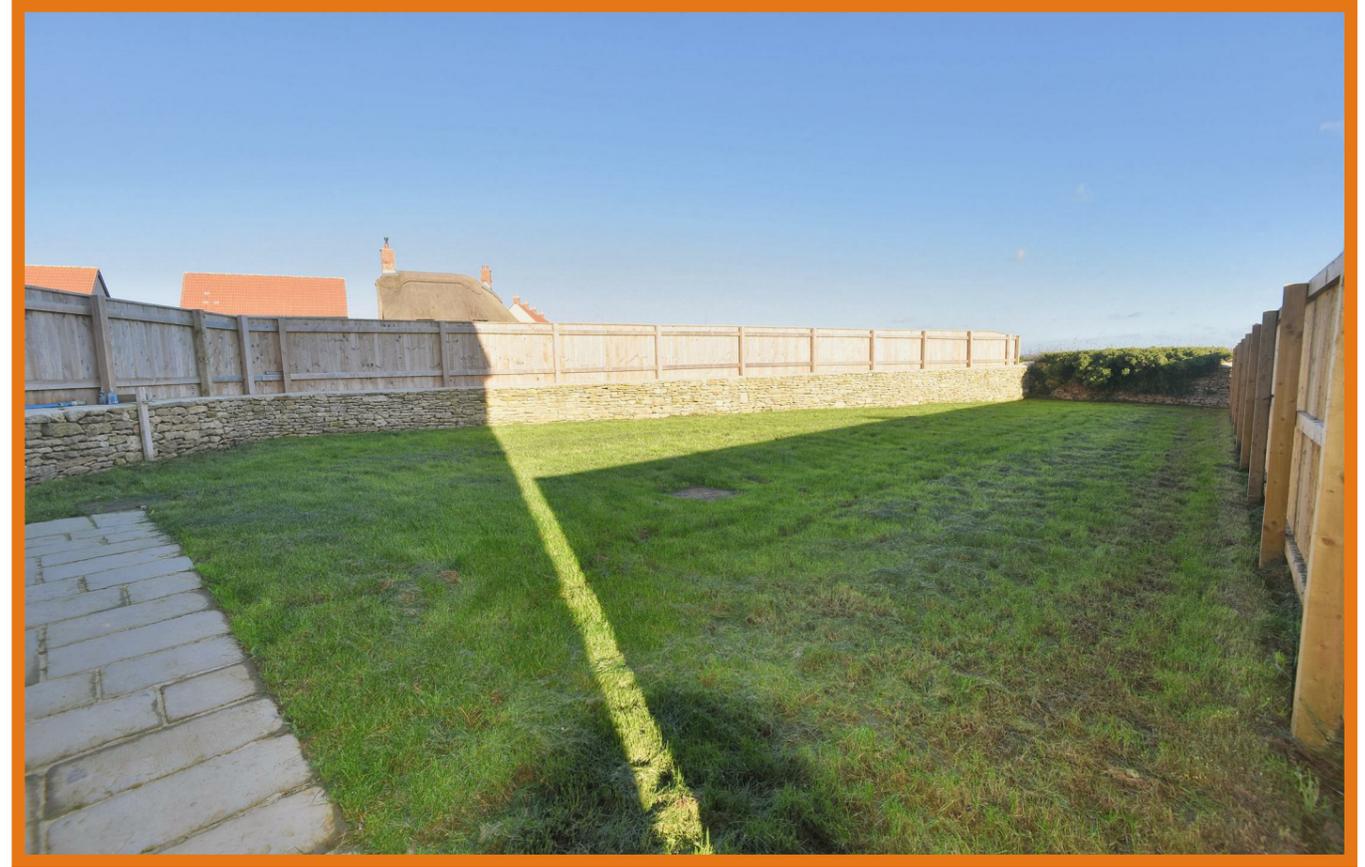
Offered with no onward chain, this fabulous home presents a rare opportunity—be the first to live in this beautifully crafted conversion.

On the ground floor there is a substantial open plan living space with room for a sitting area plus dining area that opens directly into the kitchen. In addition, there's a utility room and large cloakroom. On the first floor, you will find the family bathroom and four double bedrooms, two with en-suite facilities. Outside, there's a large sunny garden and parking.

1 Market House  
Market Place  
Sturminster Newton  
Dorset  
DT10 1AS

t. 01258 473030  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

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



**The Property  
Accommodation**

**Inside**

**Ground Floor**

Steps rise from the courtyard up to a contemporary door that opens into an impressive open plan living space with plenty of room for modern day living. The sitting area is spacious with ample room for settees and armchairs - a great space for relaxing. Double doors open out to a stone paved patio and stairs rise to the first floor. The mellow stone walls, add warmth and character to the space, and continue into the dining area. The dining area has a window to the rear overlooking the patio and an opening into the kitchen area.

The kitchen enjoys a double aspect with double doors opening to the outside and a window to the front. It is fitted with a range of stylish, soft closing units consisting of floor cupboards, separate drawer units with deep pan and cutlery drawers, plus eye level cupboards with counter lighting beneath. You will find a generous amount of quartz work surfaces with a matching upstand and an inset stainless steel one and a half bowl sink with a swan neck mixer tap. There's an integrated fridge/freezer and dishwasher, and an eye level double electric oven and an induction hob with a splash back and extractor hood above.

An oak door opens into a well proportioned utility room with laminate work surface, stainless steel sink and floor cupboards. There's space and plumbing for a washing machine and tumble dryer. From here, an oak door opens into a large

cloakroom with a WC and wall hung vanity style wash hand basin. There is plenty of room for coats, boots and shoes.

LVT flooring will be laid throughout the ground floor.

**First Floor**

There is a spacious carpeted landing with an airing cupboard and large store cupboard and oak doors to all rooms. Bringing the past into the present, you will see exposed timbers and beautiful mellow stone walls throughout this level. The family bathroom is fitted with a modern suite consisting of a wall hung vanity wash hand basin, separate shower cubicle, WC and bath, and the floor will be laid in a practical LVT flooring, which will also be found in the en-suites.

All four double bedrooms will be carpeted, and enjoy a degree of rural views with bedroom two also having an en-suite shower room. The principal bedroom boasts a full en-suite bathroom with bath, separate shower cubicle, wall hung vanity wash hand basin and a WC.

**Outside**

**Parking**

The property is approached from the lane, onto a drive that serves the whole courtyard. Directly at the end of the cul de sac there are two car barns with parking in front of them, which are allocated for the barn.

**Garden**

The main garden lies to the side of the barn and

is laid to lawn allowing you to decide how you wish to landscape and is exceptionally large. There is a stone paved seating area to the rear of the bath. The garden enjoys a sunny aspect and is enclosed by old stone walling capped with timber fencing, hedgerow and timber fencing.

**Useful Information**

Energy Efficiency Rating  
Council Tax Band tba  
Double Glazing Throughout  
Air Sourced Heat Pump for Central Heating - underfloor heating on the ground floor and radiators upstairs  
Mains Drainage  
Freehold  
Grade 2 Listed  
No Onward Chain  
Development charge is estimated to be about £260 per annum.

**Location and Directions**

Bishop's Caundle is a small, historic village in Dorset, about six miles from Sherborne. With around 390 residents, it features a Grade I listed medieval church, traditional thatched cottages, a community shop and post office, a 17th-century pub, and the nearby medieval Cornford Bridge over Caundle Brook. It's a peaceful rural community with strong local character.

Postcode - DT9 5GD  
What3words - ///tracks.hooks.squashes

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.