

Asking Price
£700,000

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/139 Sq. M of beautifully finished living space, enhanced by rural views from the first 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.

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





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
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

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