

Rolfe East



Downyard, Compton Pauncefoot, BA22 7EL

Guide Price £550,000

- PRETTY NATURAL STONE SEMI-DETACHED BARN CONVERSION (1926 SQUARE FEET).
- ENVIABLE TUCKED AWAY LOCATION IN PRESTIGIOUS VILLAGE ADDRESS.
- LARGE CARPORT AND DRIVEWAY PARKING FOR TWO CARS.
- DETACHED STONE OUTBUILDING IDEAL FOR ARTIST STUDIO OR HOME WORK SPACE.
- SUPERB LEVEL GARDENS EXTENDING TO JUST UNDER A FIFTH OF AN ACRE.
- WONDERFUL FLOW OF NATURAL LIGHT - SUNNY EASTERLY AND SOUTHERLY ASPECTS.
- SUPERB COUNTRYSIDE VIEWS.
- ELECTRIC UNDER FLOOR HEATING AND TIMBER DOUBLE GLAZING.
- COUNTRYSIDE AND VILLAGE WALKS FROM THE DOOR.
- VACANT - NO FURTHER CHAIN.

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Wheel House Downyard, Compton Pauncefoot BA22 7EL

AMAZING COUNTRYSIDE VIEWS FROM MANY OF THE WINDOWS! 'Wheel House' is a very attractive, linked, natural stone barn conversion (1926 square feet) standing in a generous, level plot extending to just under a fifth of an acre (0.13 acres approximately) with fabulous east and south-facing, level gardens boasting breath-taking countryside views to surrounding hills and a picturesque stream-side scene. It is situated in a conservation area in a very pretty, exclusive village on the borders of Somerset and Dorset amongst some of the best, award-winning local hill walks in the area, a short drive to the town centre of Sherborne and mainline railway station to London. There are wonderful countryside dog walks from the front door – ideal as you do not need to put the dogs or the children in the car! The property benefits from driveway parking for 2 cars leading plus a large, attached, single carport with excellent height and able to accommodate a camper van or high SUV. There are many character features including excellent ceiling heights, large feature windows, exposed beams, arched viewing window and waterwheel. It is heated by an electric under floor central heating system and also benefits from timber double glazing. The well laid out accommodation requires some cosmetic upgrading and extends to 1926 square feet and is highly flexible and boasting excellent natural light from a sunny southerly aspect and dual or triple aspects in many of the rooms. It comprises entrance vestibule, dining hall, sitting room, kitchen, utility room and ground floor WC / cloakroom. On the first floor there is a landing area, generous master double bedroom boasting a dual aspect and extensive countryside views and a dressing area and en-suite bathroom, second double bedroom with en-suite bathroom and third double bedroom. This lovely home is part of a small development of six barn conversions, a short walk to the pretty heart of this prestigious village on the Somerset / Dorset borders.



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.

Brick paved pathway leads to large storm porch. Double glazed and panel front door leads to entrance vestibule, recess to hang coats. Entrance leads to

DINING HALL: 17'10 maximum x 15'3 maximum. A beautiful dining area providing a central social hub to the home, a light dual aspect with full height double glazed windows to the front and rear, moulded skirting boards and architraves, exposed beams, electric underfloor heating. Large entrance leads to

KITCHEN AREA: 14'5 maximum x 6'3 maximum. A range of hand-painted, bespoke Shaker-style kitchen units comprising solid granite worksurface and surrounds, inset stainless steel sink bowl with mixer tap over, electric Aga, a range of drawers and cupboards under, space and plumbing for dishwasher, a range of wall mounted cupboards, double aspect with double glazed windows to the front and side, exposed beams, inset electric Neff hob.

Panel door from the dining hall leads to the

UTILITY ROOM / SIDE LOBBY: 7'11 maximum x 5'8 maximum. Glazed door to the carport, laminated worksurface, cupboards under, wall mounted cupboards, recess provides space for fridge freezer, moulded skirting boards and architraves. Panel door

leads to

CLOAKROOM / WC: 4'8 maximum x 4'1 maximum. Fitted low level WC, wash basin in work surface, tiled splash back, cupboards under, double glazed window to the side, fitted low level WC. Double doors lead to fitted cupboard space.

Panel door from the dining hall gives access to the

SITTING ROOM: 24'9 maximum x 17' maximum. A beautifully proportioned main reception room enjoying a light triple aspect, full height double glazed windows to the front and rear, double glazed French doors open onto the side garden, fitted bookshelves, feature arch double glazed viewing window enjoys outlooks over original waterwheel, TV point. Staircase rises from the sitting room to the first floor, under stairs storage cupboard space.

FIRST FLOOR LANDING: 15'6 maximum x 6'6 maximum. Full height double glazed feature windows to the front, fitted bookshelves, ceiling hatch and fitted loft ladder leads to loft storage space. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 15'10 maximum x 17'10 maximum. A generous double bedroom enjoying a light dual aspect with full height feature double glazed windows to the front and rear, moulded skirting boards and architraves, extensive fitted wardrobe cupboard space. Panel door leads to

DRESSING ROOM AREA: 6'11 maximum x 4'8 maximum. Moulded skirting boards and architraves. Latch door leads to shelved linen cupboard. Panel door leads to

EN-SUITE BATHROOM: 10'1 maximum x 7'9 maximum. A white suite comprising low level WC, pedestal wash basin, tiled splash back, panel bath, tiled surrounds, double sized corner shower cubicle with wall mounted mains shower over, shaver point, illuminated wall mirror, radiator, heated towel rail, wall mounted electric heater, double glazed window to the side, extractor fan.

BEDROOM TWO: 11' maximum x 10'6 maximum. A second generous double bedroom, double glazed window to the side, moulded skirting boards and architraves, fitted wardrobe cupboards. Panel door leads to

EN-SUITE BATHROOM: (formerly Jack-and-Jill family bathroom) 7'9 maximum x 6'11 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splash back, panel bath with mains shower tap arrangement over, tiling to splash prone areas, heated towel rail, extractor fan, shaver light and point, wall mounted electric

heater, moulded skirting boards and architraves.

BEDROOM THREE: 12'3 maximum x 10'8 maximum. A third generous double bedroom, full height double glazed feature windows to the rear, fitted book shelving, moulded skirting boards and architraves.

OUTSIDE:

The property is accessed via a private road owned by the residents of Downyard. The shared private road leads to an

ATTACHED CARPORT: 21'3 in depth x 11'2 in width. Excellent ceiling heights of 14'5 ideal for campervan or tall SUV vehicle, carport benefits from security lighting and outside tap, area to store recycling containers and wheelie bins. At the side of the carport there is

DRIVEWAY PARKING AREA for 2 cars.

There is a portion of front garden laid to flowerbed enjoying a selection of mature plants and shrubs. A paved pathway leads to large storm porch with outside lighting, double glazed front door. Double timber gates at the rear of the carport gives access to the

MAIN REAR GARDEN: 102' in width x 51' in depth maximum. This level rear garden is laid mainly to lawn and enjoys a good degree on privacy, outstanding views across hills and woodland. It boasts an easterly and southerly aspect enjoying a good degree of sunshine. The garden is enclosed by timber panel fencing and mature hedges. There are a wonderful selection of well stocked flowerbeds and borders including some mature trees, plants and shrubs. Paved patio seating area, outside lighting, area to store recycling containers and wheelie bins, waterwheel feature, timber garden shed. Steps rise to further

FEATURE SIDE GARDEN - With pretty pond that was formerly the original mill stream, a pretty streamside scene with a breath-taking backdrop of open countryside, lawned garden, further paved patio seating area boasting a south facing aspect, outside lighting, sun canopy. The plot and gardens extend to 0.13 acres approximately.

NATURAL STONE OUTBUILDING: 16'9 maximum x 8' maximum. Ideal for artist studio or work-from-home space, double glazed windows, light and power connected.





Compton Pauncefoot, Yeovil

Approximate Area = 1568 sq ft / 145.6 sq m

Office = 135 sq ft / 12.5 sq m

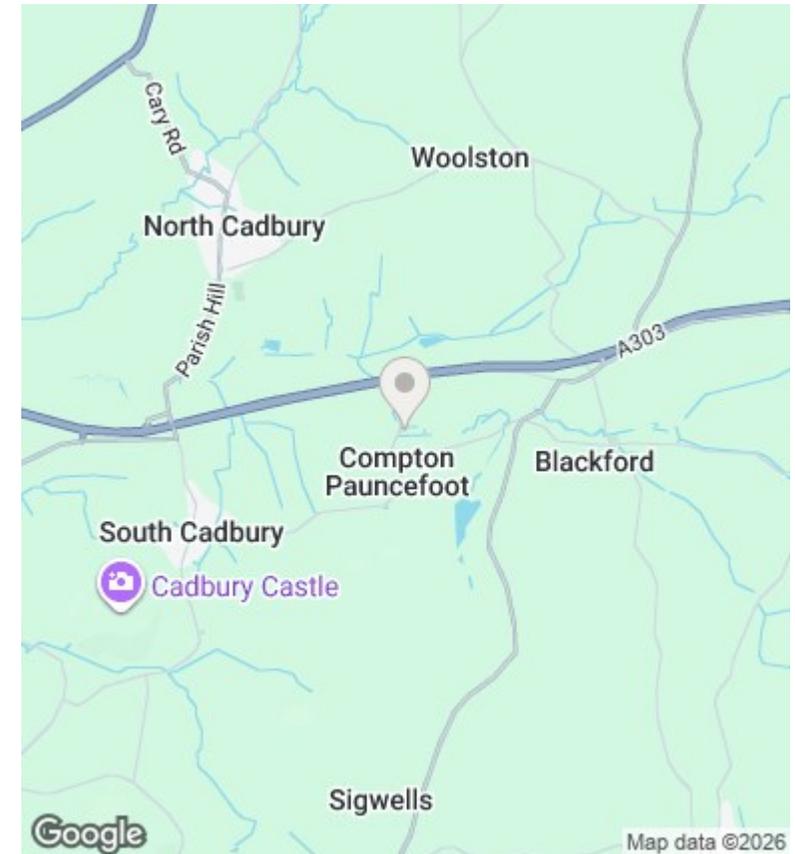
Carport = 223 sq ft / 20.7 sq m

Total = 1926 sq ft / 178.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. REF: 1270536



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	40
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	