

# Rolfe East



## Downyard, Compton Pauncefoot, BA22 7EL

Offers In Excess Of £799,950

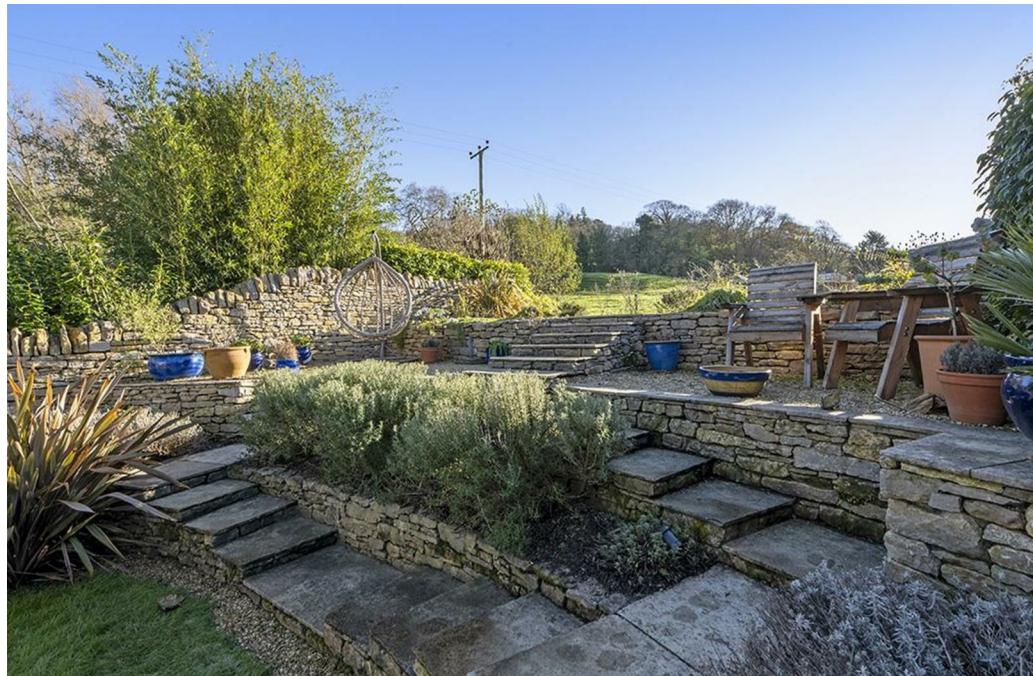
- 4/5 BEDROOM LINK-DETACHED NATURAL STONE BARN CONVERSION (2461 square feet).
- BEAUTIFUL COUNTRYSIDE VIEWS FROM MANY OF THE WINDOWS.
- OFFICE / OCCASIONAL GROUND FLOOR BEDROOM FIVE.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- TOP SOUGHT-AFTER PICTURESQUE VILLAGE ON THE SOMERSET / DORSET BORDERS.
- FULLY RENOVATED TO A HIGH, STYLISH STANDARD THROUGHOUT.
- OIL FIRED RADIATOR CENTRAL HEATING, UNDER FLOOR HEATING AND DOUBLE GLAZING.
- STUNNING LANDSCAPED GARDEN AND PLOT EXTENDING TO 0.23 ACRES APPROX.
- DRIVEWAY PARKING FOR 4-6 CARS PLUS ONE-AND-A-HALF SIZE GARAGE/WORKSHOP.
- EXCELLENT COUNTRYSIDE WALKS FROM THE FRONT DOOR.

# The Old Stable, 5 Downyard, Compton Pauncefoot BA22 7EL

AMAZING COUNTRYSIDE VIEWS FROM MANY OF THE WINDOWS! 'The Old Stable' is a simply stunning, very attractive, linked, natural stone barn conversion (2461 square feet) standing in a generous, level plot extending to just under a quarter of an acre (0.23 acres approximately) with a fabulous, south-facing, recently landscaped main garden 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 4-6 cars leading to a large one-and-a-half sized garage / workshop. There are many character features including excellent vaulted ceiling heights, large feature windows, exposed beams, stone fireplace with cast iron log burning stove and oak floorboards. It is heated by an oil-fired radiator and under floor central heating system and also benefits from hardwood double glazing. The well laid out accommodation extends to 2148 square feet and is highly flexible and boasting excellent natural light from a sunny southerly aspect and dual aspects in many of the rooms. It comprises entrance hall, sitting room, open-plan kitchen / dining room, office / bedroom five, ground floor double bedroom four with en-suite wet room, utility room, boot room, inner hall and ground floor WC / cloakroom. On the first floor, a large landing area with feature internal minstrel's gallery, generous master double bedroom boasting a dual aspect and extensive countryside views and an en-suite wet room, two further generous first floor bedrooms and a luxury family bathroom.



Council Tax Band: E



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, Clavesmore, Leweston, Hazlegrove and Sherborne Preparatory School.

Timber glazed front door leads to

**ENTRANCE HALL:** 6' x 5'5 maximum. Radiator, ceramic tiled floor. Pine latch doors lead off to the ground floor rooms.

**SITTING ROOM:** 18' maximum x 25'10 maximum. A beautifully proportioned main reception room with feature brick fireplace recess, exposed beam, cast iron log burning stove. This lovely room enjoys a light dual aspect with large feature double glazed window to the front. Double glazed double French doors opening onto the main garden boasting a sunny southerly aspect and stunning countryside views, oak flooring, two contemporary radiators, staircase rises to the first floor, door leads to understairs storage cupboard space. Pine latch doors lead off the sitting room to further ground floor rooms.

**OFFICE / OCCASIONAL ROOM:** 10'8 maximum x 8'9 maximum. Double glazed window to the side enjoying countryside views, exposed beam work, feature gallery, radiator.

**KITCHEN DINING ROOM:** 24'8 maximum x 12'4 maximum. A simply fantastic open-plan room split into two main areas.

Dining room area - Able to accommodate large dining room table. Double glazed double French doors opening onto the main garden enjoying a sunny southerly aspect and countryside views, ceramic floor tiles, exposed beams, underfloor heating. Large entrance leads to

Kitchen area - An extensive range of ivory-coloured Shaker-style kitchen units comprising quartz worksurface and surrounds, inset stainless steel one-and-a-half sink bowl, Quooker instant hot water mixer tap, a range of drawers, pan drawers and cupboards under, integrated Bosch dishwasher, integrated under counter fridge, large fitted Rangemaster range-style electric oven and grill with five burner electric induction hob, splashback, Rangemaster wall mounted cooker hood extractor fan, a range of fitted wall mounted matching cupboards with under unit lighting, wall mounted glazed display cabinet, inset feature ceiling lighting, ceramic floor tiles with under floor heating, double glazed window to the side overlooks the main garden enjoying countryside views and a sunny southerly aspect.

Pine latch door from the dining area gives access to the

**INNER HALL:** 8'9 maximum x 5'1 maximum. Ceramic floor tiles with under floor heating, a variety of fitted cupboards. Pine latch door leads from the inner hall to the

**UTILITY ROOM:** 8'9 maximum x 10'9 maximum. Oak worksurface and surrounds, fitted cupboards under, floor standing Grant oil-fired central heating boiler, ceramic floor tiles with underfloor heating, wall mounted Shaker-style cupboards, window to the side enjoying countryside views, recess provides space for American-style fridge freezer, recess provides space for washing machine and tumble dryer, ceiling hatch to loft storage space. Pine door leads from the utility room to

**CLOAKROOM / WC:** 6' maximum x 3'9 maximum. Fitted low level WC, ceramic wash basin over cupboard, tiled splashback, ceramic floor tiles, underfloor heating.

Pine hatch door from the inner hall leads to the

**BOOT ROOM:** 10'4 maximum x 7'3 maximum. Double glazed door to the side, oak worksurface and surrounds, ceramic Belfast sink with mixer tap over, fitted cupboards under, cupboard houses water softener, matching wall mounted cupboards, ceramic floor tiles with underfloor heating, inset ceiling lighting.

Pine latch door leads from the entrance reception hall leads to

**GROUND FLOOR BEDROOM FOUR:** 9'1 maximum x 9'2 maximum. A generous double bedroom enjoying excellent ceiling heights, exposed beams, inset ceiling lighting, double glazed window to the side enjoying extensive countryside views, radiator. Pine latch door leads to

**EN-SUITE WETROOM:** 5'1 maximum x 4'5 maximum. Fitted low level WC, wash basin over storage cupboard with mixer tap over, shower area with floor drain, wall mounted mains shower, shower rail, extractor fan, chrome heated towel rail, tiled walls and floor, illuminated mirrored bathroom cabinet.

Staircase rises from the sitting room to the first floor.

**FIRST FLOOR LANDING:** 13'4 maximum x 5'11 maximum. A feature landing with radiator, inset ceiling lighting. Double pine doors lead to linen cupboard with slatted shelving, radiator. Entrance from the first floor landing leads to

**FEATURE GALLERY:** With oak balustrades, double glazed Velux ceiling window to the side boasts extensive countryside views, exposed oak floorboards, shelved alcove and storage cupboard. Pine latch doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 21'4 maximum x 18'1 maximum. A simply fantastic master bedroom enjoying a light dual aspect with double glazed window to the side overlooking the main garden boasting a sunny southerly aspect and extensive countryside views and village views, double glazed window to the north side also enjoying countryside views, radiator. Two sets of double doors fitted wardrobe cupboard space. Latch door leads to

**EN-SUITE SHOWER ROOM:** 6'10 maximum x 11' maximum. A luxury, contemporary suite comprising his-and-hers fitted sink with mixer taps, cupboards under, fitted low level WC, entrance to walk-in tiled shower with wall mounted mains shower and separate handheld shower, travertine tiled walls and floor, wall mounted illuminated mirror, wall mounted chrome heated towel rail, extractor fan.

**BEDROOM TWO:** 13'11 maximum x 11'8 maximum. A second generous double bedroom, exposed beamwork, double glazed window to the front, radiator, two sets of fitted wardrobe cupboards.

**BEDROOM THREE:** 11'10 maximum x 10'10 maximum. Used by the current owner as a dressing room, extensive fitted Sharps wardrobe cupboard space with fitted drawers and shelving, radiator, double glazed window overlooks the rear garden, enjoying a sunny southerly aspect and countryside views.

**FAMILY BATHROOM:** 9'3 maximum x 14'3 maximum. A luxury bathroom enjoying a contemporary white suite comprising circular ceramic wash basin on wash stand with mixer tap over, worksurface with cupboards under,

free standing slipper bath with mains shower tap arrangement over, separate double sized glazed shower cubicle with wall mounted mains shower, fitted low level WC, tiling to splash prone areas, ceramic floor tiles with under floor heating, illuminated wall mirror, chrome heated towel rail, extractor fan, double glazed Velux ceiling window to the side enjoying countryside views.

#### OUTSIDE:

This property stands in fabulous, landscaped gardens and a generous, level plot extending to just under a quarter of an acre (0.23 acres approximately). Shared driveway access through the properties of Downyard gives access to a private driveway providing off road parking for 4-6 cars, feature outside lighting. Driveway leads to

**GARAGE / WORKSHOP:** A one-and-a-half sized garage with double timber doors giving access, light and power connected, fitted work bench, personal door to the side.

Oil tank is located at the side of the garage. Driveway continues to the side of the property with low level ambient lighting and a variety of feature flowerbeds and borders, outside power point, under cover side entrance area provides space for log storage and space for wheelie bins, outside lighting, outside lighting and unused cosmetic double doors.

Please note: The driveway has a right of way over it by the owners of the attached property, Pond View.

Timber gate from the driveway area gives access to the

**MAIN GARDEN:** Situated on the south side of the property. The main garden measures approximately 110' in length x 51'1 maximum in width. This stunning, level rear garden is laid mainly to lawn and has been the subject of recent extensive landscaping by local stonemason and landscape gardener. The rear garden is enclosed by attractive natural dry-stone walls, large stone paved patio enjoying a sunny southerly aspect providing quite the sun trap, rear patio boasts retractable sun canopy. Two outside taps (hot and cold), outside feature lighting, outside power point, a variety of well stocked flowerbeds and borders enjoying a selection of mature plants and shrubs, further stone paved patio area with timber pergola an ideal area for hot tub. Hot tub and stand alone greenhouse are available via separate negotiation. Feature stone steps lead to raised patio seating area at the rear of the garden enjoying a pleasant streamside scene, boasting a south facing aspect and extensive countryside views. This patio area benefits from outside low-level ambient lighting, power point.

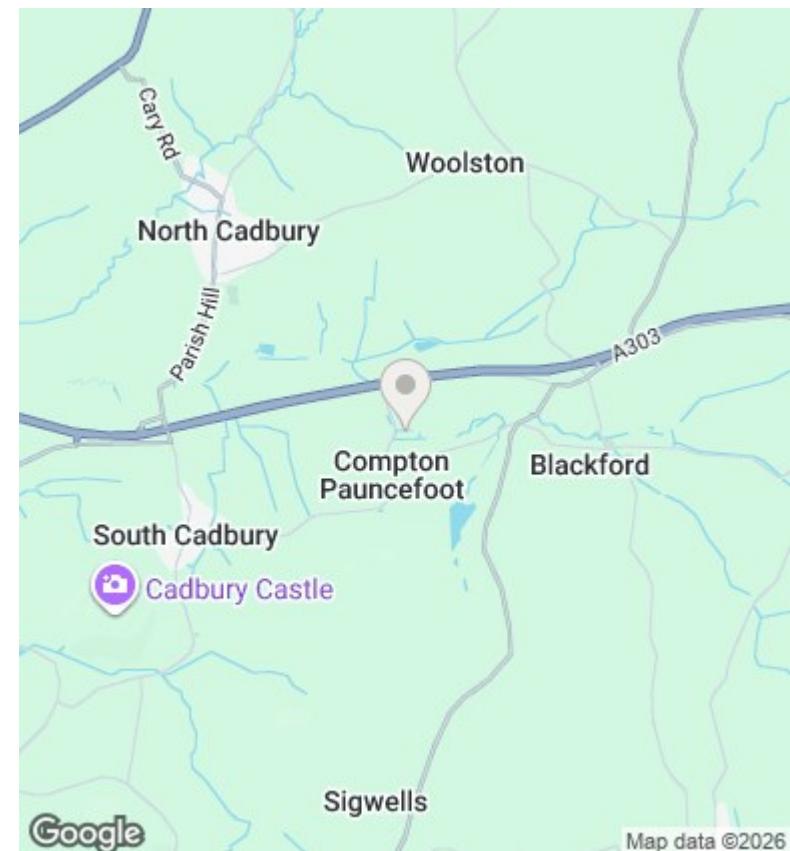
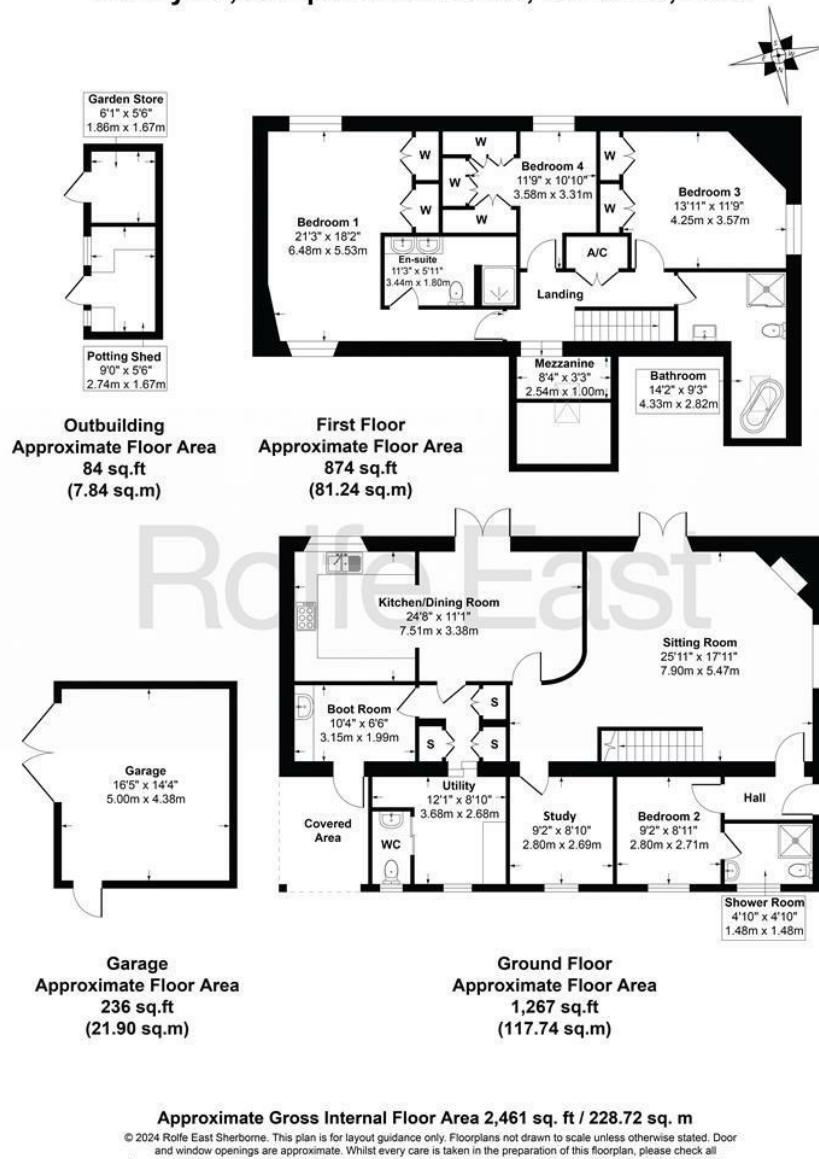
**POTTING SHED:** 9' maximum x 5'10 maximum. Attractive natural stone built potting shed, light and power connected. Door leads to further

**GARDEN STORE:** 5'11 maximum x 6'1 maximum.





## Downyard, Compton Pauncefoot, Somerset, BA22



## Viewings

Viewings by arrangement only.  
Call 01935 814 929 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	