

# Rolfe East



## The Folly, Nether Compton, DT9 4QG

Offers In Excess Of £640,000

- STUNNING GRADE II LISTED BARN CONVERSION IN PRESTIGIOUS VILLAGE LOCATION.
- QUADRUPLE GARAGE / WORKSHOP PLUS AMPLE PRIVATE, GATED DRIVEWAY PARKING.
- OIL-FIRED RADIATOR CENTRAL HEATING AND BESPOKE DOUBLE GLAZING.
- NO FURTHER CHAIN.
- FOUR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM (2979 square feet).
- PRIVATE LEVEL GARDEN ENJOYING SUNNY SOUTH EASTERLY ASPECT.
- TUCKED AWAY NO-THROUGH COUNTRY LANE ADDRESS.
- EXCEPTIONAL AND TASTEFUL FINISH RETAINING LOTS OF CHARACTER.
- CHARACTER INCLUDES FLAGSTONE FLOORS AND BEAMS.
- VERY SHORT LEVEL WALK TO VILLAGE PUB AND PRETTY HEART.

# The Old Malthouse The Folly, Nether Compton DT9 4QG

STUNNING BRAND NEW FOUR BEDROOM (2979 square feet) BARN CONVERSION IN TOP DORSET VILLAGE - NETHER COMPTON! NO FURTHER CHAIN! 'The Old Malthouse' is a superb, Grade II listed, natural stone, architect designed barn conversion situated in a fantastic 'tucked away' location on a no-through country lane, a stone's throw to the pretty heart of this prestigious Dorset village. The unique home offers an eclectic blend of barn conversion character with exposed beams, flagstone floors with open-plan contemporary living. This barn conversion comes with a generous, level, private garden (75' x 32'8") enjoying a sunny south easterly aspect. It also comes with a very large, private, gated driveway parking area providing parking for four cars or more and leading to a huge, quadruple garage / workshop (29'7 maximum x 31'11 maximum). This outbuilding has scope to be converted to an annex, further accommodation or work-from-home space, subject to the necessary planning permission. The barn is heated by oil-fired radiator central heating and has bespoke, period style double glazing. The accommodation briefly comprises large open-plan living area split in to three sub areas, sitting room, dining hall and kitchen breakfast room plus utility room / WC. On the first floor is a large landing / study area, master double bedroom with en-suite shower room, three further bedrooms and a family bathroom. Nether Compton is one of several highly popular villages including Trent and Over Compton which lie in undulating countryside, tucked away from main roads but conveniently located close to the ancient historic Abbey town of Sherborne. With an active community, the village has a green, church, hall, pub and cricket club. The Old Malthouse is just a very short level walk to the village pub and pretty heart. NO FURTHER CHAIN.



Council Tax Band: New Build



There are superb countryside walks very near the front door – ideal as you will not have to put the children or dogs in the car! However, it is only a short walk to the pretty village centre and green, village pub and parish church. There is a wonderful selection of country pubs nearby and good primary schools. It is only a short drive to the picturesque Abbey town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also has good access to the mainline railway station making London Waterloo in just over two hours. Sherborne has also 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 restaurant that is in the building of the original Sherborne House. This property is ideal for aspiring family buyers looking for somewhere pleasant to settle in this exceptional village. It also may appeal to cash-rich mature buyers moving from the south east, pied-a-terre or ex-London market. It may also appeal to the holiday letting market and residential lettings.

Double glazed front door and large side light window leads to

**MAIN OPEN-PLAN LIVING AREA:** Maximum measurements of 44'6 maximum x 22'11. This impressive and stylish open-plan space is split into three areas.

**SITTING ROOM AREA:** 18'6 maximum x 18'8 maximum. A beautifully presented main reception area enjoying a wealth of character features including slimline barn double glazed window to the rear, exposed heavy beams, flagstone floor, moulded skirting boards and architraves, three period-style radiators, double glazed feature window to the front, TV point, telephone point. This room enjoys a light dual aspect with an east-to-west aspect.

**DINING HALL AREA:** 14'2 maximum x 22'11 maximum. A superb dining area with reclaimed oak floorboards, period-style radiator, exposed oak beams, double glazed double French doors opening to the rear.

**KITCHEN AREA:** 12'4 maximum x 18' maximum. An extensive range of Shaker-style kitchen units with solid quartz worktop and surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, inset electric induction hob with stainless steel cooker hood extractor fan over. A range of drawers and cupboards under, pan drawers, island unit with integrated dishwasher and breakfast bar, built in

eye level stainless steel electric oven and grill, integrated fridge and freezer, period-style radiator, flagstone floors, exposed beams, inset LED ceiling lighting. Oak latch door leads from the kitchen to the

**UTILITY ROOM / CLOAKROOM:** 9'7 maximum x 6'3 maximum. Fitted low level WC, wall mounted wash basin over cupboard, floor standing Worcester Bosch oil fired central heating boiler, space and plumbing for washing machine, flagstone floors, double glazed window to the front, exposed beams.

Staircase rises from the dining area to the

**FIRST FLOOR LANDING:** 22'3 maximum x 8'11 maximum. A large landing area doubling as potential office space, vaulted ceiling with exposed beams and rafters, double glazed Velux ceiling window to the rear, period-style radiator, moulded skirting boards and architraves. Oak latch doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 12'5 maximum x 10'1 maximum. A double bedroom with double glazed Velux ceiling window to the front enjoying views to hills and countryside, period style radiator, vaulted ceiling with exposed beams and rafters, moulded skirting boards and architraves, TV point, telephone point. Oak latch door leads to

**EN-SUITE SHOWER ROOM:** 10'1 maximum x 4'2 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, tiled splashback, glazed double sized shower cubicle with wall mounted mains shower over, tiling to splash prone areas, timber effect flooring, chrome heated towel rail, illuminated wall mirror, exposed beams, inset LED ceiling lighting, extractor fan.

**BEDROOM TWO:** 10'9 maximum x 9'11 maximum. A second double bedroom, vaulted ceiling with exposed heavy beam work, double glazed Velux ceiling window to the front enjoying countryside views, period style radiator, moulded skirting boards and architraves, TV point, telephone point.

**BEDROOM THREE:** 19'4 maximum x 7'6 maximum. Another generous bedroom, double glazed Velux ceiling window to the rear, period style radiator, moulded skirting boards and architraves, exposed beams and rafters, TV point, telephone point.

**BEDROOM FOUR:** 14'4 maximum x 8'3 maximum. A fourth generous double bedroom, double glazed Velux ceiling window to the rear enjoying countryside views, period style

radiator, moulded skirting boards and architraves, exposed rafters and beams, TV point, telephone point.

**FAMILY BATHROOM:** 9'9 maximum x 8'2 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, panel bath with mains shower tap arrangement over, tiling to splash prone areas, shower cubicle with wall mounted mains shower over, exposed rafters and beams, double glazed Velux ceiling window to the front, chrome heated towel rail, illuminated wall mirror, inset ceiling lighting, extractor fan.

#### OUTSIDE:

At the front of the property is a PRIVATE GARDEN and patio area measuring 75' in depth x 32'8 maximum. This level main garden is laid to stone chippings and paved patio for low maintenance purposes. It is enclosed by natural stone walls and fencing. It boasts a sunny south-easterly aspect and has outside lighting, oil tank, variety of raised flowerbeds and borders, double wrought iron gates give vehicular access to an extensive, private driveway area providing OFF ROAD PARKING FOR MULTIPLE VEHICLES.

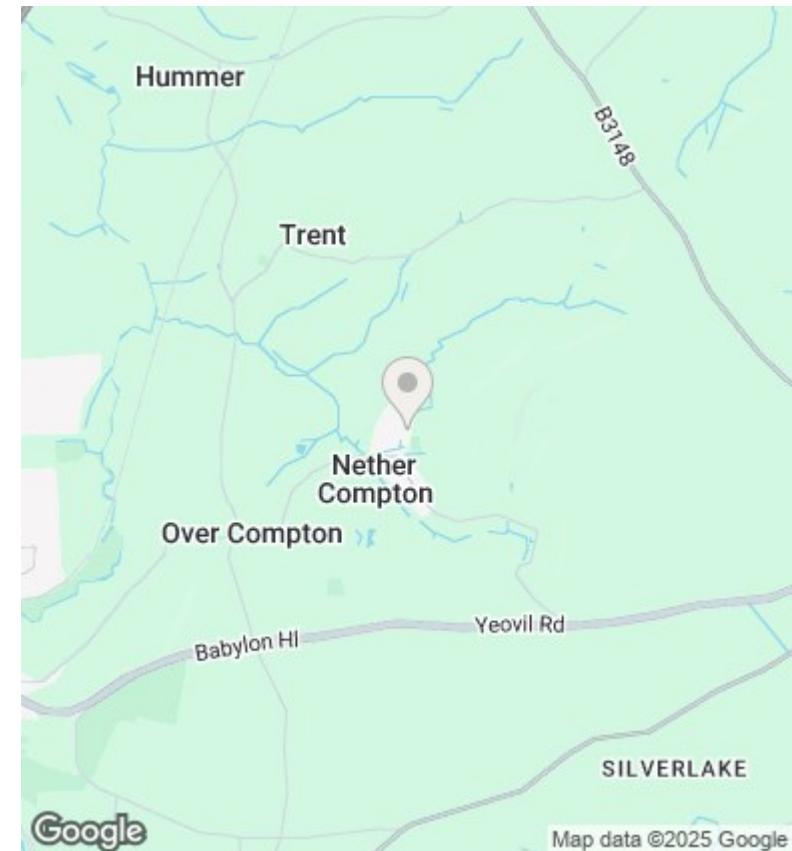
Double timber gates give access to QUADRUPLE GARAGE / BARN: 29'7 maximum x 31'11 maximum. Light and power connected, windows to the side.

**PLEASE NOTE:** This outbuilding offers tremendous potential for multiple uses, subject to the necessary planning permission.





### The Folly, Nether Compton, Dorset, DT9



## Directions

## Viewings

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

## Council Tax Band

New Build

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	