

Rolfe East



Greenhill Courtyard, Thornford, DT9 6AD

Guide Price £345,000

- PRETTY PERIOD GRADE II LISTED NATURAL STONE BARN CONVERSION (1035 sq ft).
- VERY SHORT WALK TO POPULAR VILLAGE PUB, SHOP / POST OFFICE AND SCHOOL.
- LOVELY COUNTRYSIDE VIEWS FROM MANY OF THE WINDOWS.
- NO FURTHER CHAIN.
- SINGLE CARPORT PLUS VISITORS PARKING AREA.
- LPG-FIRED RADIATOR CENTRAL HEATING AND BESPOKE PERIOD-STYLE DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- EXCELLENT 'TUCKED AWAY' VILLAGE CENTRE ADDRESS.
- PATIO GARDEN PLUS COMMUNAL GARDEN BOASTING SUNNY SOUTH-FACING ASPECT.
- SHORT DRIVE TO SHEBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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The Granary, 5 Greenhill Courtyard, Thornford DT9 6AD

NO FURTHER CHAIN. 'The Granary' is a simply lovely, period, Grade II listed barn conversion converted in 2009, situated in the pretty, coveted heart of this prestigious Dorset village. The cottage enjoys a private patio garden area plus the use of beautiful communal gardens, both benefitting from a sunny south easterly aspect. The property enjoys fabulous countryside views from many of the windows. There is a single undercover carport with the property. Residents and guests have the use of a private parking area. The barn conversion is enhanced by bespoke, period-style double glazing and is heated by LPG-fired radiator central heating. Character features include exposed beams and impressive ceiling heights. The deceptively spacious, flexible accommodation extends to 853 square feet plus carport adding 182 square feet (total 1035 square feet). It boasts excellent levels of natural light. It comprises entrance reception hall, sitting room, kitchen / dining room and ground floor WC / cloakroom. On the first floor, there is a landing area, two generous double bedrooms and family shower room. There are superb countryside and village centre walks from nearby – ideal as you do not need to put the dogs or the children in the car! The property is in the beating heart of this pretty, exclusive Dorset village, walking distance of the pretty village centre, popular primary school, superb village pub and village shop / post office. In addition Thornford station is situated on the Weymouth to Bristol line which includes Bath and links to the Midlands and North. It is only a very short drive to Sherborne town centre with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and 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.



Council Tax Band: C



Sherborne 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.

Paved pathway to front door with outside light, timber front door with glazed top light leads to entrance reception hall.

ENTRANCE RECEPTION HALL – 4'11 Maximum x 5'4 Maximum. A useful greeting area providing a heart to the home, tiled floor, moulded skirting boards and architraves, window to the front, oak panelled doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM – 14'11 Maximum x 15'8 Maximum into stairwell
A beautifully presented main reception room enjoying excellent ceiling heights, bespoke period style double glazed window to the rear, moulded skirting boards and architraves, two radiators with decorative covers, limestone fire surround and hearth with electric fire, TV point. Staircase rises to the first floor, door leads to understairs storage cupboard space.

KITCHEN DINING ROOM – 17'11 Maximum x 10' Maximum.
Another generous room with an extensive range of contemporary kitchen units comprising composite stone effect work surface with decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, inset stainless steel gas hob with stainless steel electric double oven and grill, a range of drawers and cupboards under, integrated dishwasher, integrated washer / dryer, integrated fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, inset ceiling lighting, excellent ceiling heights, travertine floor tiles, moulded skirting boards and architraves, radiator. This room enjoys a light dual

aspect with multi-pane windows to the side and front, the front enjoys pleasant countryside views, fitted plantation shutters.

Oak panelled door from the entrance reception hall leads to cloakroom WC.

CLOAKROOM / WC – 4'8 Maximum x 4'11 Maximum. Fitted low level WC, pedestal wash basin, tiled splashback, travertine floor tiles, radiator, moulded skirting boards and architraves, extractor fan.

Staircase rises from the sitting room to the first-floor landing. A generous landing area with excellent ceiling heights, exposed beams, feature window to the front boasting a southerly aspect and extensive countryside views, moulded skirting boards and architraves, oak panelled doors lead off the landing to the first floor rooms.

BEDROOM ONE – 18'3 Maximum x 11'4 Maximum
A simply huge main double bedroom enjoying excellent ceiling heights and exposed beams, multi-pane double glazed period style window to the front boasting extensive countryside views and a sunny south facing aspect, radiator, moulded skirting boards and architraves, TV point, telephone point.

BEDROOM TWO – 9'9 Maximum x 12'5 Maximum. A second generous double bedroom enjoying excellent ceiling heights and exposed beams, radiator, moulded skirting boards and architraves, multi-pane window to the rear, TV point, oak panelled door leads to cupboard housing LPG-fired combination boiler, shelving.

FAMILY SHOWER ROOM – 9'3 Maximum x 5'7 Maximum. A

period style white suite comprising low level WC, pedestal wash basin, mixer tap over, walk-in double sized glazed shower cubicle with wall mounted mains shower over, travertine tiling to splash prone areas, travertine floor tiles, radiator, moulded skirting boards and architraves, excellent ceiling heights with exposed beamwork, shaver point, extractor fan.

OUTSIDE:

At the front of the property there is a paved patio garden measuring 12'9 in width x 8'7 in depth. It boasts a sunny south easterly aspect and is partially enclosed by wrought iron railings, outside light. This private front garden leads to a large communal courtyard garden area enjoying a sunny southerly aspect and excellent countryside views. The property comes with a

SINGLE CARPORT measuring 20'10 in depth x 9'10 in width. Excellent ceiling heights and able to accommodate a tall vehicle, motion sensor security light connected, timber storage shed. There is a further visitors parking area for the residents of Greenhill courtyard.





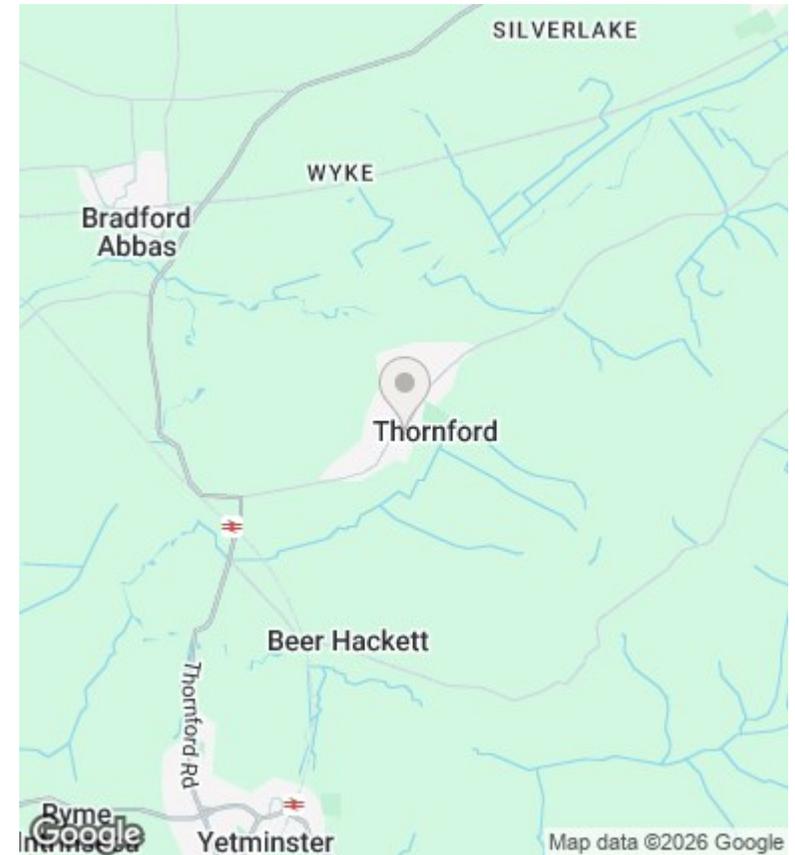
Greenhill Courtyard, Thornford, Sherborne

Approximate Area = 853 sq ft / 79.2 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. REF: 959889



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	