

Rolfe East



Ryme Intrinseca, DT9 6JX

Guide Price £175,000

- NATURAL STONE PERIOD BARN CONVERSION (890 square feet).
- FEATURES INCLUDE EXPOSED BEAMS AND NATURAL STONE ELEVATIONS.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- VACANT - NO FURTHER CHAIN.
- SINGLE CARPORT PLUS RESIDENTS PARKING.
- REQUIRING RENOVATION!
- VILLAGE AND COUNTRYSIDE WALKS FROM NEARBY THE FRONT DOOR.
- SMALL PATIO GARDEN.
- UPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

2 The Granary , Ryme Intrinseca DT9 6JX

REQUIRING RENOVATION! NO FURTHER CHAIN! '2 The Granary' is a period, natural stone, barn conversion cottage (890 square feet) situated in a small, exclusive courtyard development of similar properties in the heart of the pretty, Dorset village of Ryme Intrinseca. This unique cottage has a small patio garden enjoying a sunny south-easterly aspect plus a single carport, residents off road parking and a large communal garden area. The village of Ryme Intrinseca is full of attractive, period character homes - some dating back to the 13th century - with countryside walks very nearby. The village is a short drive to the neighbouring towns of Sherborne and Yeovil with village pubs, shops, primary schools, churches and post office in the nearby villages of Yetminster, Thornford, Chetnole and Bradford Abbas. The nearby villages have a railway station linking you to the coastal town of Weymouth to central Bristol Templemeads and Gloucester. This line connects you to the station at Castle Cary where you can pick up the train to London Paddington. It is a short drive to the mainline railway station to London Waterloo in Sherborne Town. This barn conversion eclectically blends character features such as exposed beams and stonework with contemporary, open -plan living. The accommodation boasts good levels of natural light and requires cosmetic upgrading. The property is free from the restrictions of Grade II listing and boasts uPVC double glazing. It was previously heated by LPG fired radiator central heating - however, the LPG cannisters have been disconnected. The accommodation comprises entrance porch, open plan sitting room / dining room area, first floor landing, first floor kitchen / breakfast room, two bedrooms and a family bathroom. It is a short drive to the the Abbey town of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market.



Council Tax Band: C



Paved pathway leads to storm porch with outside light, uPVC double glazed double doors lead to

ENTRANCE PORCH / BOOT ROOM: 5'9 maximum x 3'4 maximum. Tiled floor, internal window to the sitting room. Glazed door leads to

SITTING ROOM / DINING ROOM: 22'4 maximum x 20'3 maximum. An impressive main open plan living area enjoying a light dual aspect with uPVC double glazed window to the front, uPVC double glazed window to the rear, uPVC double glazed double French doors to the rear, impressive inglenook fireplace with exposed stone, stone paved hearth, exposed beams, three radiators, TV ariel attachment, door leads to understairs cupboard space.

Staircase rises from the main reception area to the first floor landing area, door leads to shelved cupboard space, ceiling hatch and loft ladder lead to loft storage space. Doors lead off the landing to the first floor rooms.

KITCHEN BREAKFAST ROOM: 13'4 maximum x 12'4 maximum. uPVC double glazed window to the rear, exposed beams, a range of fitted kitchen units comprising laminated worksurface, tiled surrounds, stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine, space for fridge, a range of matching wall mounted cupboards, radiator.

BEDROOM ONE: 10'8 maximum x 9'5 maximum. A double bedroom, uPVC double glazed window to the front, radiator, sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: (accessed via the kitchen breakfast room) 12'9 maximum x 6' maximum. uPVC double glazed window to the front, radiator, TV point, doors lead to fitted wardrobe cupboard space.

FAMILY BATHROOM: 6'8 maximum x 6' maximum. A white suite comprising low level WC, wash basin over storage cupboard, panel bath with glazed shower screen with wall mounted electric shower over, separate hand help shower tap arrangement, tiled walls, uPVC double glazed window to the rear, radiator, exposed beams.

OUTSIDE:

The property fronts onto a pleasant communal courtyard area. It has an area of private patio at the front measuring 8'1 maximum x 16'6 in width maximum. Outside light, storm porch, patio garden enjoys an easterly aspect. '2 The Granary' comes with a

SINGLE UNDERCOVER CARPORT: 18'9 in depth x 9'5 in width.

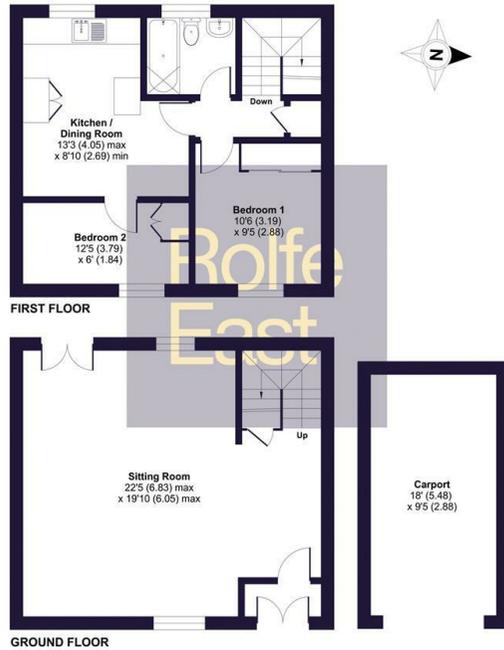
A communal archway from the communal driveway and courtyard leads to a residents parking area on the north side of the complex providing residents parking and visitors parking plus communal garden area.



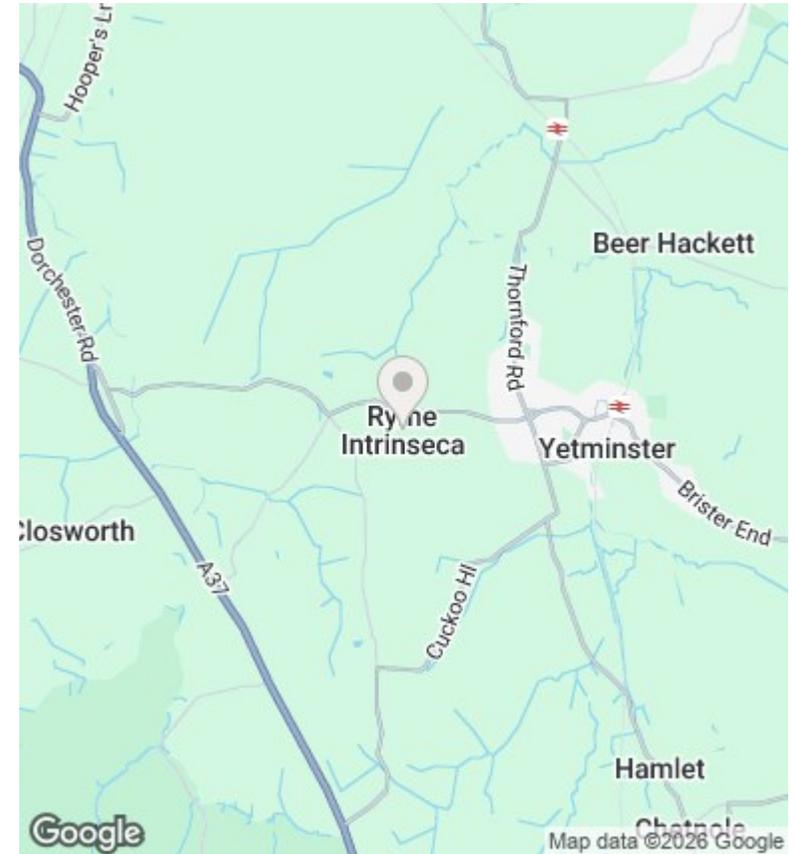


The Granary, Ryne Intrinseca, Sherborne, DT9

Approximate Area = 890 sq ft / 82.6 sq m (exclude carport)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richroom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1419154



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			82
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	