

Ryeclose House, Sherborne, Dorset





A superb country house with a barn surrounded by 15.3 acres in a peaceful, beautiful countryside setting.

Summary of accommodation

Main House

Porch | Hall with lift | Drawing room | Orangery/dining room

Kitchen | Study | Cloakroom

Galleried landing | Principal bedroom with ensuite wet room

Double bedroom with ensuite bathroom

Double bedroom with ensuite shower room

Single bedroom | Family bathroom

Garden and Grounds

Courtyard with parking | Additional parking area

Log store | Barn | Garden | Wild garden with pond

Kitchen garden with integral orchard | Greenhouse

Two garden stores | Two paddocks

In all about 15.3 acres



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Situation

Ryeclose House is situated amidst unspoilt countryside and has an enviable and private setting off a little used country lane with only one neighbour about 150 yards away. The small village of Longburton is about a mile away as the crow flies with a church, pub and farm shop. The abbey town of Sherborne is conveniently close for most day to day requirements with a wide selection of local shops and businesses including GP, dental and veterinary surgeries as well as Waitrose and Sainsbury's supermarkets. Yeovil and Taunton are both within easy driving distance for anything else. There are good, local transport links too with the A359, A30 and A303 within easy reach plus a direct rail service from Sherborne to Waterloo (75 minutes) and from Castle Cary to Paddington (90 minutes). Bristol, Bournemouth and Exeter airports are all between 60 and 90 minutes' drive. The local area also offers a wide choice of excellent schools from both the state and independent sectors including Leweston, the Sherborne schools, Milton Abbey, Hanford and Hazelgrove, which are all within a 10-mile radius.

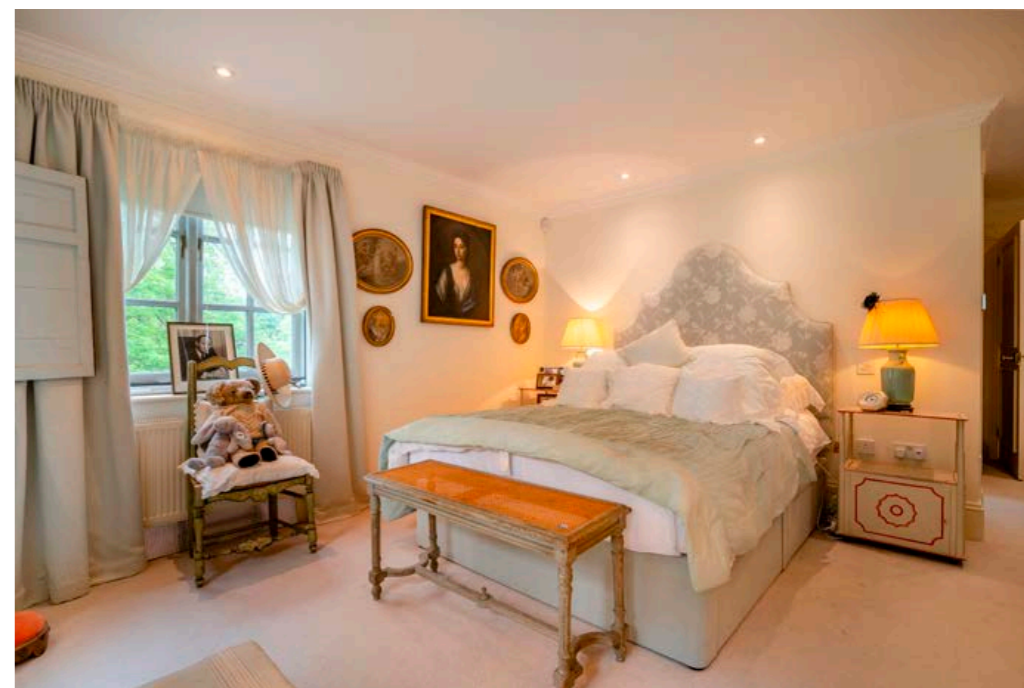
Distances

Longburton 3 miles, Sherborne (Waterloo 2.25 hours)/A30 6.5 miles, Yeovil 10.5 miles, A303 12 miles, Castle Cary station (Paddington 90 minutes) 19 miles, Taunton/J25 M5 35 miles, Bournemouth Airport 35 miles, Bristol Airport 47 miles. (Distances and times approximate)



Ryeclose House

It is always a good sign when the approach lane to a house has the odd weed growing in the middle of it as it signifies minimal traffic. Ryeclose House has a truly enviable setting surrounded by the sound of birdsong and beautiful, lush countryside and sits within about 14.6 acres of its own land. It started life as a much smaller cottage built in 1922 and was then transformed about seven years ago, when it was extended and completely refurbished to a very high standard. The exterior of the house is covered with painted render with timber-framed, integrally double glazed windows and a clay tile roof. The refurbishment included adding a superb orangery onto back of the house overlooking the garden and redesigning the interior with a new, centrally positioned hall that opens onto a beautiful courtyard parking area. The house has generously sized rooms with excellent ceiling height throughout and is very well presented. In addition to the orangery, which serves as family sitting and dining room, the ground floor has two further reception rooms: a study and a gorgeous drawing room with oak flooring, open fireplace, and windows on two sides with lovely views of the garden and surrounding countryside with French windows to both the garden and orangery. The kitchen also connects directly with the orangery and looks through it to the garden as well as out to the courtyard with its rose-covered walls. It has space for a central island and is fitted with a range of contemporary-style units plus a Miele induction hob. Upstairs off the galleried landing are a total of four bedrooms. The principal bedroom is above the drawing room and shares the same lovely views over the garden and land and has an ensuite wet room and balcony. Two further bedrooms have their own ensuite bath/shower room, whilst the fourth bedroom has almost exclusive use of the adjacent family bathroom.



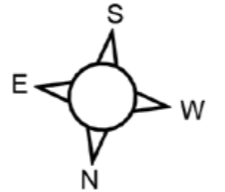


Outbuildings, Garden & Grounds

Ryeclose House is approached up a gravel drive with parking for two cars in the courtyard plus ample further space across the drive in a separate parking area enclosed by cypress hedging. Behind the hedging is the kitchen garden (now partly grassed over) containing two timber garden stores, greenhouse, soft fruit cage and mixed, dwarf orchard. The garden extends out on three sides of the house and is split into formal garden immediately around the house with a lush, wild garden beyond it. The formal garden incorporates level lawn with a formal pond and fountain, a separate ornate iron gazebo, clipped yew hedging plus paved seating and dining areas fringed by borders planted with roses and herbaceous perennials. The wild garden incorporates a wide variety of trees and mown walkways around a large pond. Beyond the wild garden, hidden from view and accessed by an extension to the drive is a recently built traditional barn incorporating two floors and a workshop. Subject to obtaining the necessary consents the barn would provide the house with a perfect guest cottage/annexe. On either side of the garden are two paddocks enclosed by stock-proof fencing and with separate vehicle entrances.

Approximate Gross Internal Floor Area

- Main House: 245 sq.m / 2,634 sq.ft
- Barns: 134 sq.m / 1,439 sq.ft
- Annexe: 84 sq.m / 901 sq.ft
- Balcony external area: 9 sq.m / 95 sq.ft
- Total: 462 sq.m / 4,974 sq.ft



Property information

- Tenure:** Freehold.
- Services:** Mains water & electricity. Private drainage. Oil-fired central heating with underfloor heating throughout the ground floor. Well supplied garden water.
- Local authority:** Dorset Council (www.dorsetcouncil.gov.uk). Tax Band D.
- Council Tax Band:** D
- Energy Performance Certificate Rating:** Band E

Directions (Postcode: DT9 5PN)

From the southern tip of Sherborne head south towards Dorchester on the A352. After just under four miles turn left onto Boyshill Drive, signed to Boyshill. Continue for about three quarters of a mile and then turn left onto Broke Lane (unsigned. The driveway entrance to the property will be found on the left after one mile. Turn onto the drive and park in the parking area on the right, opposite the courtyard parking area.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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