



Oak Apple Barn, Nether Compton, Dorset



An attractive period barn conversion in a lovely position in the heart of a sought-after village.

Location






Nether Compton is a small, pretty village with good amenities including a pub and thriving cricket club, with Sherborne close by offering a range of shops and local businesses for most everyday needs including a Waitrose supermarket. The area has excellent schooling from both the private and state sectors and the village is in the catchment area for the well-regarded Gryphon School (state secondary). Sherborne train station has a direct rail service to Waterloo (2.25 hours) and there are trains from Castle Cary to Paddington (90 minutes). Bournemouth, Bristol and Exeter Airports are all easily accessible offering connections to UK and international destinations.

Distances - Sherborne 3.1 miles (Waterloo 2.25 hours), Yeovil 3.3 miles, Wincanton/A303 12.1 miles, Castle Cary train station 13.9 miles (Paddington 1.5 hours), Dorchester 20.2 miles, Taunton/M5 (J25), Dorchester 29 miles, Bristol Airport 41 miles. (Distances and times approximate)

Oak Apple Barn

Converted in 2009, Oak Apple Barn was an outbuilding belonging to a farm that grew plums and reared chickens. The barn has a clay tiled roof and is built of Compton stone quarried just outside the village. The original structure was extended using Compton stone and has extensive oak joinery including flooring, exposed roof beams and a mounted wheel formerly used for lifting livestock for butchering. It has three reception rooms, a good-sized kitchen, three first floor double bedrooms plus three bath/shower rooms one of which is a ground floor wet room. The barn sits within a modest, part-walled garden with a double garage and extensive parking.



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Property Information

Price Guide: £650,000.

Tenure: Freehold.

Access: The property has a vehicular and pedestrian right of access via a lane that is separately and privately owned.

Services: Mains water, electricity & drainage. Oil-fired central heating. Bottled gas. Superfast broadband connection available locally.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk). Tax Band F.

Directions (Postcode DT9 4RG)

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From Sherborne proceed west on the A30 towards Yeovil. After approximately 1.3 miles, turn right off the dual carriageway, signed to Nether Compton. Continue for just over a mile into the heart of the village. Passing the church and then the village green on the right, turn left just after the green. Follow the lane for about a quarter of a mile and then turn left onto Flax Lane. Drive around the pond and head straight on. The property will be found on the right after about 30 yards.

Approximate Gross Internal Floor Area

Main House: 190 sq m / 2,043 sq ft

Garage: 35 sq m / 372 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Particulars dated November 2022. Photographs and videos dated November 2022.

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