



Stone House, Chetnole, Dorset

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A characterful, converted period barn with a separate guest cottage on the edge of a small village.

## Summary of accommodation

### STONE HOUSE (LOT 1)

**Ground Floor** - Entrance hall | Living room with integral kitchen & breakfast area  
Double bedroom with integral shower & WC | Utility room | Cloakroom  
Further double bedroom with integral shower & WC accessed via separate external door

**First Floor** - Principal bedroom with integral bath & WC  
Double bedroom with integral shower & WC

**Guest Cottage** - Reception room | Double bedroom with integral shower & WC

**Garden and grounds** - Parking | Garden | Vegetable garden | Orchard

### BARN & PADDOCK (LOT 2)

Large, modern steel-framed barn | Orchard | Paddock c. 2.0 acres (0.8 hectare)

## Distances

Yetminster 1.5 miles, Yetminster station 2 miles (Paddington via Westbury 2.5 hours), Sherborne 7.5 miles (Waterloo 2.25 hours), Yeovil 8.5 miles, A303 11.5 miles, Dorchester 15 miles, Bournemouth Airport 46 miles, Exeter Airport 48 miles.  
(Distances and times approximate)



4+1



4+1



1+1



2  
acres  
(Lot 2)



EPC  
D



## Location

Stone House is situated on the edge of the small village of Chetnole, which has a parish church and the award-winning Chetnole Inn (Tripadvisor 4.5) and lies located within a conservation area. The larger, neighbouring village of Yetminster has a health centre with dispensary, veterinary surgery, railway station, church, village hall, local Spar convenience store, primary school and sports/social club with a tennis court. Sherborne is nearby and convenient for most day-to-day requirements including a Waitrose supermarket and the larger towns of Yeovil and Dorchester are also both within easy reach when required. For travel links there is an early rail service from Yetminster to Paddington (2.5 hours) as well as regular services from Sherborne to Waterloo (2 hours 15 minutes) and the airports at Bournemouth and Exeter are both only about an hour's drive away. There is a wide choice of schools locally from both the state and independent sectors. These include the well-regarded Gryphon School (state secondary) in Sherborne, Leweston, the Sherborne schools, Perrott Hill and Hazelgrove, which are all within a 12 mile radius.

## Stone House (Lot 1)

Converted about two years ago by the current owners, Stone House is a small, pretty, Grade II listed period barn that used to form part of the adjacent farm. The barn is positioned about 50 yards off the little-used country lane that passes through the village and faces south-west towards beautiful, unspoilt countryside bordering the River Wriggle. The barn is built of pale, local stone under a clay tile roof and its conversion was undertaken to a high standard and very sympathetically. The centre of the barn has a flagstone floor and a vaulted ceiling up to the ridgeline of the roof, with a double bedroom at either end at first floor level, each accessed by its own staircase. In addition, many of the walls and some ceilings are covered with tongue and groove boarding concealing a very high level of insulation and the reception room and kitchen/breakfast room are floored with flagstones with underfloor heating beneath. In so doing the design has succeeded in preserving the feeling of space within the barn's interior whilst simultaneously utilising the available space to best effect. The central reception room forms a wonderful family-centric hub with its wood-burning stove at the centre of the room and the farmhouse style kitchen area on one side. The kitchen area has a white-painted beamed ceiling and is fully fitted with a range of units including a central island and has a range of built-in electric appliances and a good-sized dining area. The reception and kitchen areas are filled with natural light flowing in through the barn's former main door opening, which is now glazed with a door leading out to the rear walled garden. On the other side of the reception area is a ground floor double bedroom. The barn has a further ground floor bedroom accessible via an external door on one end of the barn. All the bedrooms have an integral shower/bath and WC.



## Guest Cottage & Garden (Lot 1)

The barn is approached up a shared gravel drive to a parking area. To the front is a lawn with the kitchen garden beyond incorporating several vegetable and cut flower beds, soft fruit canes and orchard. Behind the barn is a sheltered, walled garden enclosing a level lawn fringed at intervals by colourful, mixed borders. In one corner is the guest cottage, a single storey, well insulated stone and larch-clad cottage with a tiled roof containing a living room/snug and adjacent double bedroom with integral shower and WC.



## Barn, Orchard & Paddock (Lot 2)

To one side of the drive and parking area is a substantial, modern steel-framed barn (90 ft x 55ft / 27.4m x 16.8m), with potential for conversion, subject to obtaining the necessary consents. Alongside the full length of the barn is a good-sized, gravelled parking area and beside that a mixed orchard enclosed by field hedging and hazel hurdles. Extending out beyond the parking area and barn is level paddock of about 2.0 acres (0.8 hectare) partially enclosed by mature field hedging studded with native, broadleaf trees including oak.



## Property Information

**Tenure:** Freehold.

### Services:

**Lot 1:** Mains water, electricity & drainage. Zoned central heating via air source heat pump. Underfloor heating throughout ground floor. Bottled gas-fired central heating in guest cottage via combi boiler.

**Lot 2:** Separately laid mains water, electricity & drainage.

**Local Authority & Council Tax Band:** Dorset Council ([www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)). Tax Band F.

## Directions (Postcode DT9 6NY)

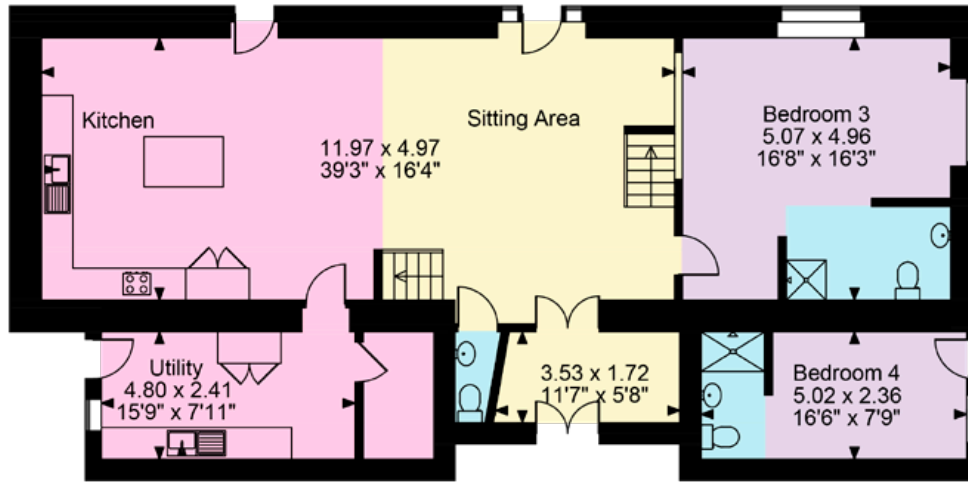
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From Sherborne turn off the south bound A352 onto Pound Road, signed to Yetminster. Now heading south-west, drive for 3.5 miles and then turn left, again signed to Yetminster. Continue for a further 2.7 miles passing through Yetminster. The shared driveway entrance to the property, marked for The Cow Shed, will be found on the left just before the Chetnole village sign. The property will be found at the end of the drive on the right.

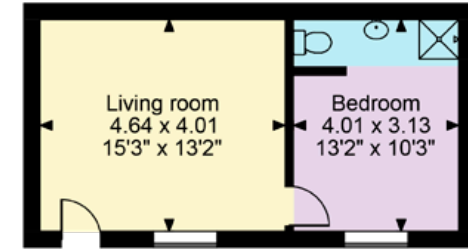
**Approximate Gross Internal Floor Area**

**Main House: 182 sq m / 1,958 sq.ft**

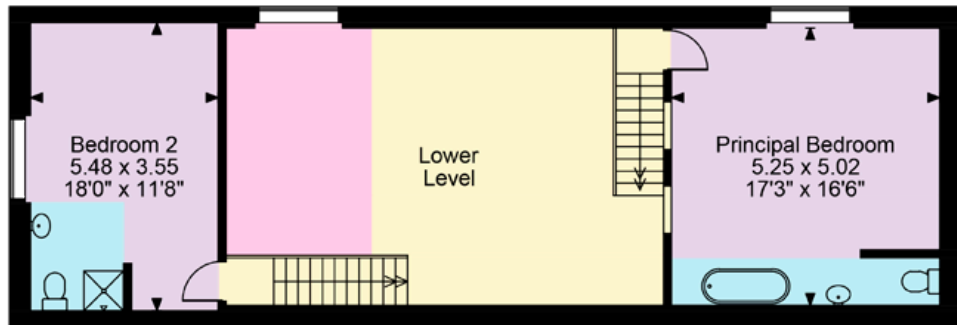
**Outbuilding: 32 sq m / 342 sq.ft**



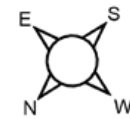
Ground Floor



Old Barn Annexe



First Floor



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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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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Particulars dated February 2024. Photographs and videos dated February 2024.

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