



Cross Farm Barns, Yetminster, Dorset



A tastefully converted barn with separate guest cottage in a tranquil village setting.

Summary of accommodation

Main house - Dining hall | Sitting room | TV room | Kitchen/breakfast/family room
Laundry room | Cloakroom | Guest bedroom with integral bathroom
Principal bedroom with en suite bathroom and shower
Further double bedroom with en suite shower room | Study/bedroom
Two double bedrooms | Dual-access bathroom and shower

The Cottage - Vaulted living room with integral kitchen | Two double bedrooms
Shower room | First floor double bedroom with integral bathroom
Courtyard garden

Garden and grounds - Parking | Former tractor/machinery garage | Office
Children's play area | Shepherd's hut site | Garden | Kitchen garden with orchard
Paddock

In all about 1 acre (0.4 hectare)

Distances

Yetminster station 0.3 mile (Paddington via Westbury 2.5 hours), Sherborne 5.8 miles (Waterloo 2.25 hours), Yeovil 6.3 miles, A303 10.4 miles, Dorchester 16.8 miles, Bournemouth Airport 42.8 miles, Exeter Airport 48.7 miles.
(Distances and time approximate).



5-6+3



4+2



3-4



1 acre

EPC
D





Location

Cross Farm Barns are tucked away in a peaceful spot between the 15th century parish church and centre of the large and attractive village of Yetminster. The village is located within a Conservation Area and is a thriving community with a health centre with dispensary, veterinary surgery, railway station, church, village hall, pub, local Spar supermarket, primary school and sports/social club with a tennis court. Sherborne is convenient for most day-to-day requirements including a Waitrose supermarket and many local businesses, whilst the larger towns of Yeovil and Dorchester are also both within easy reach. For travel links there is an early rail service from the village to Paddington (approximately 2 hours 30 minutes) as well as regular services from Sherborne to Waterloo (approximately 2 hours 15 minutes). The airports at Bournemouth and Exeter are both about an hour's drive away. There is a wide choice of schools locally from both the state and independent sectors and these include the well-regarded Gryphon School (state secondary) in Sherborne, Leweston, the Sherborne schools, Perrott Hill and Hazlegrove.

Cross Farm Barns

Probably dating from the mid-18th century, Cross Farm Barns are a series of former livestock barns arranged around a central yard along with a separate barn and attendant outbuildings. All the barns are built of the attractive, local stone under plain, clay-tiled roofs. This barn conversion has succeeded in creating a charming family home that is sufficiently flexible to accommodate families of almost any age and size. Most of the rooms are arranged on the ground floor with only two double bedrooms and a shared, dual-access bathroom on the first floor. The design has incorporated good-sized windows and most of the rooms face in a southerly direction so the interior is well-lit by natural light and has a wonderfully airy feeling to it along with excellent ceiling heights. The barn has a centrally positioned kitchen/breakfast room that also incorporates a sizeable family seating area, with the dining hall on one side and the sitting room with its vaulted ceiling on the other. The kitchen itself looks out onto the walled garden and is fitted with a two oven AGA. Both the hall and sitting rooms have wood-burning stoves and the sitting room and adjacent TV room, which are connected by a set of double doors, are panelled to dado-height with painted, tongue and groove boarding.

The bedroom layout also lends itself to varying ages and usage. The principal bedroom is immediately adjacent to a pair of double bedrooms to accommodate very young children, whilst the pair of first floor bedrooms lend themselves perfectly to older children, especially teenagers. Just off the sitting room is a separate double bedroom with integral bathroom that serves as an ideal guest bedroom. The house is also perfectly suited to periods of fine weather as all three principal rooms have outside doors that open to the garden.





The Cottage, Outbuildings and Grounds

The property is approached up a 130 yard long driveway (deliberately kept nondescript) that curls round to a sizeable gravelled parking area in front of the main barn. The guest cottage is set apart and is entirely private with its own part-walled courtyard garden. Internally this comprises a well-proportioned living room with a vaulted ceiling, wood-burning stove and integral kitchen area, two ground-floor double bedrooms and a shower room. The main bedroom with integral bathroom are on a mezzanine floor above. Located on one gable end of the guest barn and fronting onto the parking area are a lean-to home office and a former tractor/machinery garage that is attractively clad in timber forming a sizeable workshop/store.

Between one end of the main barn and the guest barn is a further walled garden incorporating a border-fringed lawn and a deck. To one side of the drive are a kitchen garden and adjacent small orchard sheltering behind tall hornbeam hedging. Across the drive and bounded by further hornbeam hedging and stone walling is a paddock that looks onto the parish church and contains a timber children's play area and a site for a shepherd's hut. In all about 1 acre (0.4 hectare).

Agent's Notes: (1) Although unlisted, the property is within the curtilage of a listed building. (2) The freehold of the driveway is included with the property. However, another neighbouring property has access over the lower portion of the drive and is required to contribute to its maintenance.





Property Information

Tenure: Freehold.

Services: Mains water, electricity & drainage. Oil-fired central heating & electric AGA. Fibre Optic broadband.

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

Tax Band: G.

Directions (Postcode DT9 6LF)

what3words ///dignitary.treat.pills

From Sherborne head south-west off the A352 on Bradford Road. After 4.1 miles turn right, signed to Yetminster. Continue for about a mile and a quarter to the village and then turn left just after the Spar convenience store onto the High Street. Drive along High Street for about 250 yards and the driveway entrance, which is quite nondescript, will be found on the right just before the telephone box. Continue up the drive and the property will be found at the end.

Approximate Gross Internal Floor Area

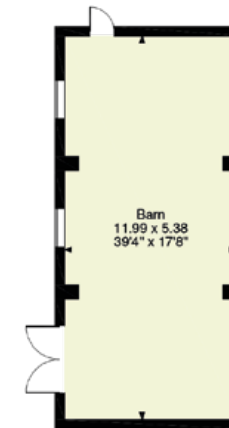
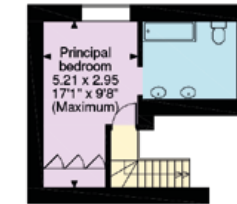
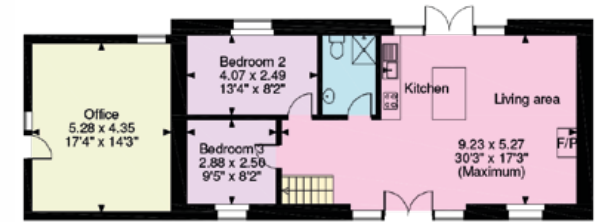
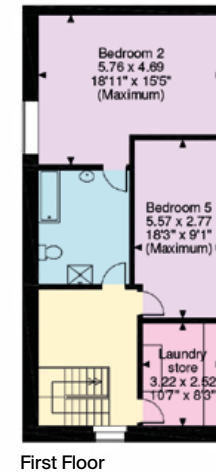
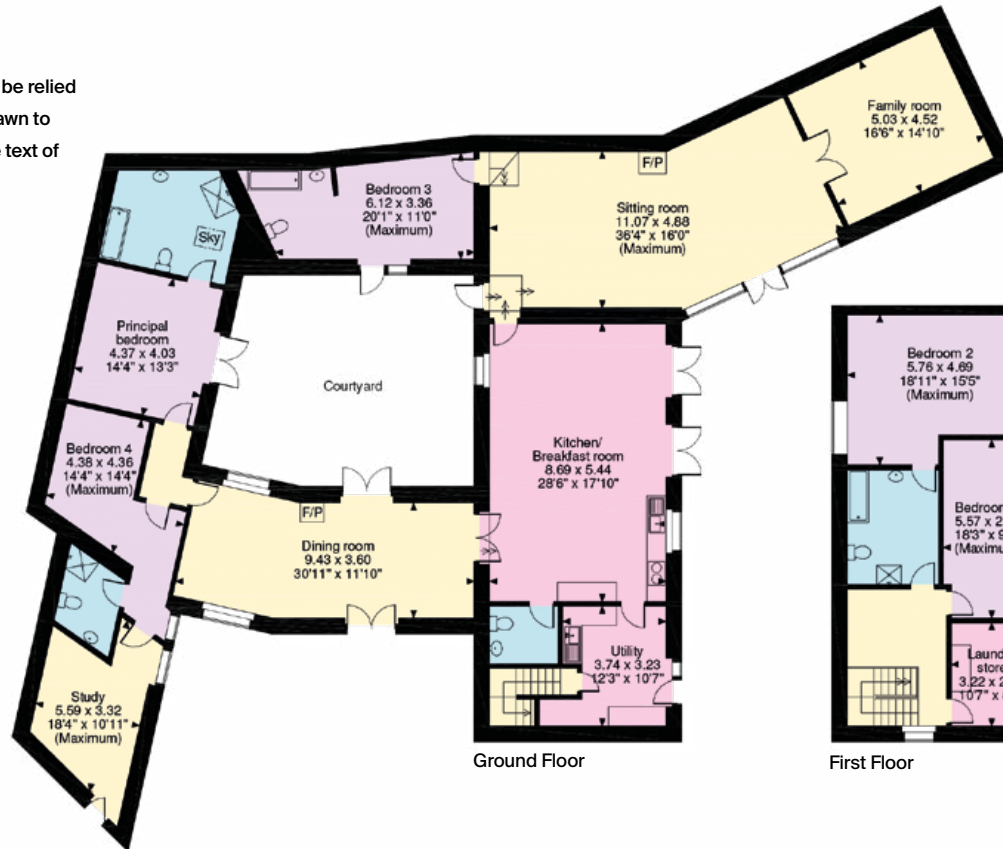
Main House: 417 sq m / 4,491 sq ft

Cottage: 88 sq m / 945 sq ft

Office: 23 sq m / 247 sq ft

Barn: 65 sq m / 694 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.



Not shown in actual location/orientation

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