

THE GRANARY & DAIRY HOUSE

MISTERTON, CREWKERNE



RV
RURAL VIEW

Sturminster Newton 3.5 miles, Shaftesbury 5 miles, Blandford Forum 10.5 miles

THE GRANARY & DAIRY HOUSE

Middle Street, Misterton, Crewkerne TA18 8LU

A SUBSTANTIAL PROPERTY, CLEVERLY CONVERTED AND REFURBISHED TO
CREATE A WELL-PRESENTED, ADAPTABLE HOME OF TREMENDOUS CHARM, WITH
ANCILLARY ACCOMMODATION AND A DELIGHTFULLY DESIGNED GARDEN.

Granary: Entrance Hall | Cloakroom | Open Plan Sitting/Dining/Kitchen Area | First Floor Vaulted Library/Reception Room | Roof Terrace
3 Double Bedrooms With Ensuite Bath/Shower Rooms | Garden & Parking

Dairy House: Cloaks/Lobby | Sitting/Dining Room | Vaulted Bedroom, Bathroom
Access To Garden | Parking



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SITUATION

The Granary is located in a tucked away position in the attractive village of Misterton, surrounded by period stone properties and beautiful countryside. Situated well off the through-road, it forms part of a private group of three properties, served by a well-maintained drive. The village has a thriving community, with a village primary school, church, two inns and a popular tennis club. Close by is also the mainline station (London Waterloo), making this a most convenient place to live.

The bustling south Somerset market town of Crewkerne is only two miles away and offers a range of shops, cafes, pubs, restaurants and supermarkets, with a gym and swimming pool facilities also in the town centre and primary, middle and secondary schools. The A303 is within easy striking distance just to the north, providing communications both to London and the south west, as well as the A37 heading north. Yeovil

provides a more comprehensive centre for leisure and shopping, while Sherborne offers a further cultural experience. There are a number of private schools in the area, both Preparatory and Senior, including Sherborne boys and girls, Sherborne Prep, North Perrott and Hazlegrove.

Set amidst attractive undulating countryside close to the Dorset border, Misterton is an excellent base from which to explore the many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding and cycling. The Jurassic coast is not far away, offering natural observations and watersports of varying descriptions, while nearby villages and market towns provide further shopping and dining establishments. This really is a lovely part of the world in which to live.



PROPERTY

The Granary was beautifully converted some years ago from an agricultural building attached to the Dairy House. It is an impressive home, well fitted with oak doors and good quality furniture. The well-laid out accommodation on the ground floor includes a spacious and very light, open plan sitting/dining room with a fitted kitchen, breakfast bar and extensive units set at the southern end. Large windows line the front, while French doors spill out onto the garden terrace and a woodburner provides winter warmth. Also on the ground floor is a good master bedroom with dressing room and ensuite bathroom, a further bedroom with shower, cloakroom and utility room.

On the first floor is a further bedroom with ensuite shower room, while a stunning vaulted room, currently utilized as a library but flexible as a further reception space, runs the length of the property. Three sets of south facing French doors open onto a

spectacular flat roof terrace overlooking the garden.

The older part of the property comprises Dairy House, which is Grade II listed and linked to the Granary via a lobby, but could easily be shut off and used as ancillary accommodation.

The property is packed with period detail and includes a sitting/dining room and fitted kitchen, with a lovely vaulted double bedroom on the first floor with a well-fitted bathroom

OUTSIDE

The southerly facing rear garden is a delight and has been designed with planted beds, specimen trees and paved pathways. It is walled and can be accessed from either property and to the side. To the front is parking for several cars with further scope to extend the turning area and add a car barn (stpp).

DIRECTIONS (TA18 8LU)

From Crewkerne, travel out of town in the direction of the Train Station. Pass Waitrose and the Train Station on your left and continue for a further ¼ mile. As you enter Misterton, the stone pillared entrance to the property can be found on the right, just past Henley Road and Church Lane. Go up the drive, past the sign saying Manor Barton and turn left after 20m. The property can be found at the end

TENURE

Freehold.

SERVICES

Mains water & drainage, mains electricity, main gas fired central heating.

LOCAL AUTHORITY

South Somerset District Council.

OUTGOINGS

Council tax band G

EPC

Current D (62)

INTERNET SPEEDS

Predicted availability Upload 20 mb/s Download 80 mb/s

Mobile Indoor Three & Vodafone likely Outdoor. All providers likely.

VIEWINGS

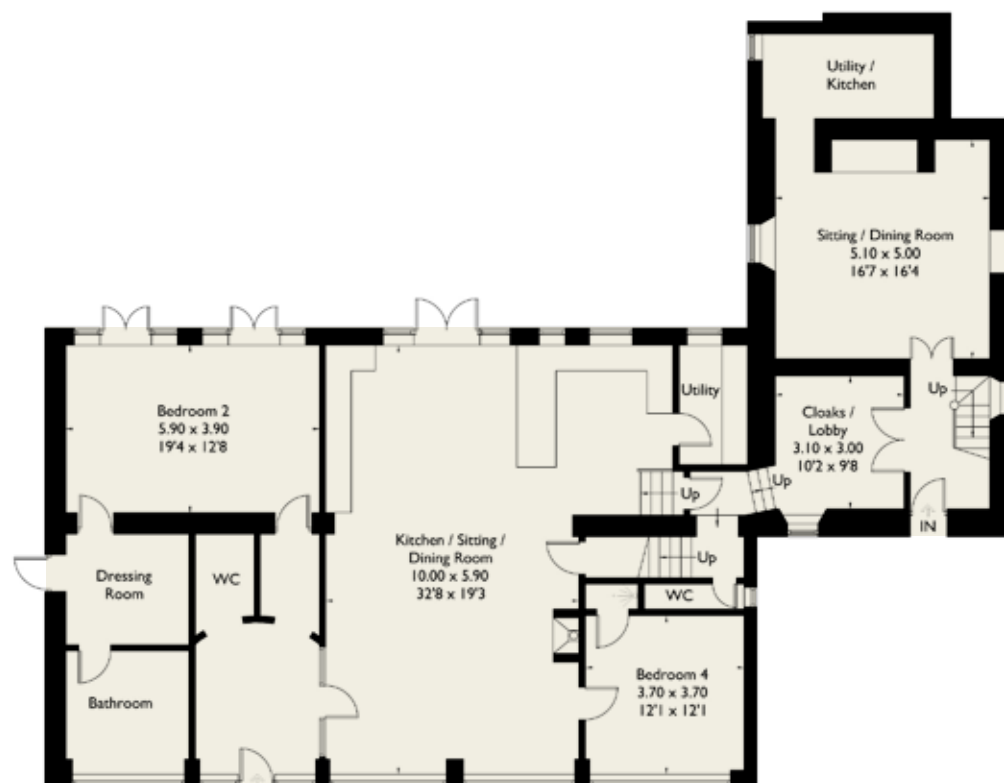
Strictly by appointment with Rural View.

AGENT'S NOTE

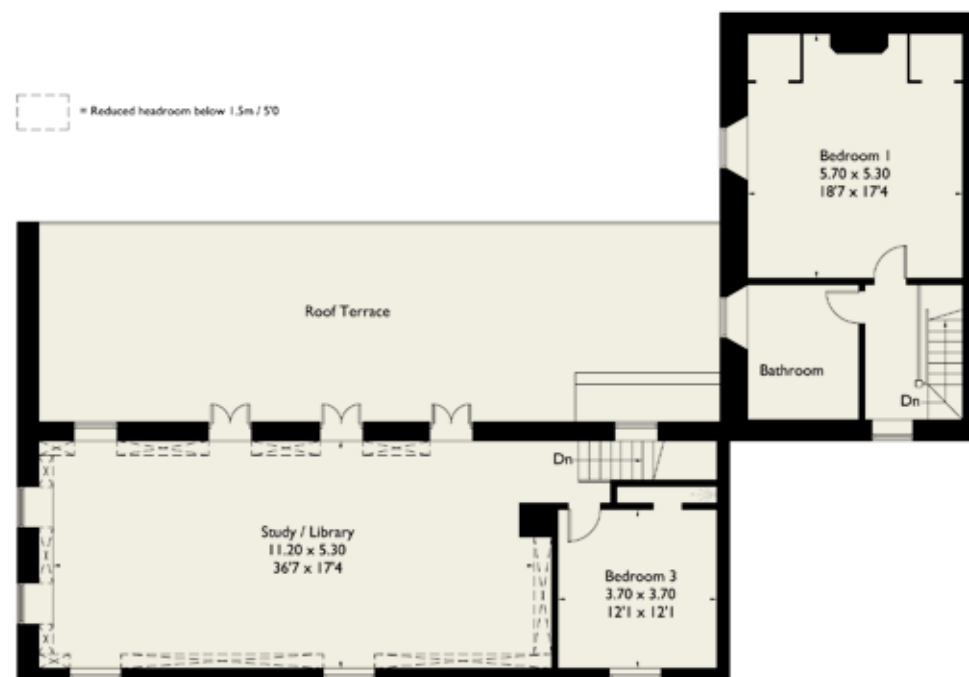
We understand that under planning consent, the roof terrace requires a handrail fitted at a requisite height for it to be used for any other purpose than access for maintenance.



TOTAL AREA = 3,683 Sq Ft - 342.2 Sq M



Ground Floor



First Floor

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