

Towers Wills

Town & Country

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6, The Granary, Ryme Intrinseca, Sherborne, Dorset
DT9 6JX

£325,000

Towers Wills are pleased to offer to market, a wonderful stone built semi-detached barn conversion dating back to the 1850s. Lavendar Cottage briefly comprises; porch, entrance hall, downstairs w.c, lounge, kitchen/diner, two double bedrooms, family bathroom, car port, communal parking and communal garden with far reaching countryside views and wonderful walks on its doorstep. This cottage offers further development potential within the vast attic space for another bedroom with en-suite, subject to necessary building regulations. Ryme Intrinseca is a small, attractive rural village with many period/listed properties, and yet its only a short walk to the neighbouring village of Yetminster.

Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator and doors to downstairs w.c and lounge.

Downstairs W.C

 1.42m x 1.79m

Comprising wash hand basin with vanity unit under, low level w.c, laminate flooring, wall mounted towel heater and under stairs cupboard.

Lounge

 3.95m x 5.49m

Two double glazed window to the front, laminate floor, feature fireplace with woodburner, two radiators, door to kitchen and steps leading down to the kitchen.

Kitchen/Diner

 3.58m x 5.14m

Comprising of a range of wall, base and drawer units, work surfacing with stainless steel two bowl sink drainer, Kenwood range cooker with cookerhood over, plumbing for washing machine and dishwasher, space for tumble dryer, tiled floor, double glazed stable door to the front, double glazed window to the front and vaulted ceiling with remote control velux skylight window.

First Floor Landing

Access to the loft which has the potential to convert into a third bedroom.

Bedroom One

 3.15m x 4.26m

Double glazed window to the front, fitted wardrobes, radiator and coved ceiling.

Bedroom Two

 2.34m x 4.41m

Double glazed window to the side, fitted wardrobes, radiator and picture rail.

Shower Room

 1.95m x 2.50m

With walk-in shower with electric shower over, wash hand basin with vanity unit, low level w.c, radiator, electric fan heater, wall mounted cabinet and laminate floor.

Front Garden

There is parking for two vehicles (one with a carport) as well as a communal parking area to the rear.

Communal Gardens

There are communal gardens with the property which are mainly laid to lawn with mature shrubs and bushes and has stunning views over the countryside.

Agents Note

There is a management agent involved and is a service charge of £75 per month which includes running the new sewage treatment plant so no other waste water fees.

The vendor has advised of a right of way across the communal garden and that an easement is in place for access to the water treatment plant.

Key Features

- Semi-Detached
- Rural Village Location
- Two Double Bedrooms
- Carport & Communal Parking
- Communal Gardens
- Countryside Views

Contact Us

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Energy Efficiency

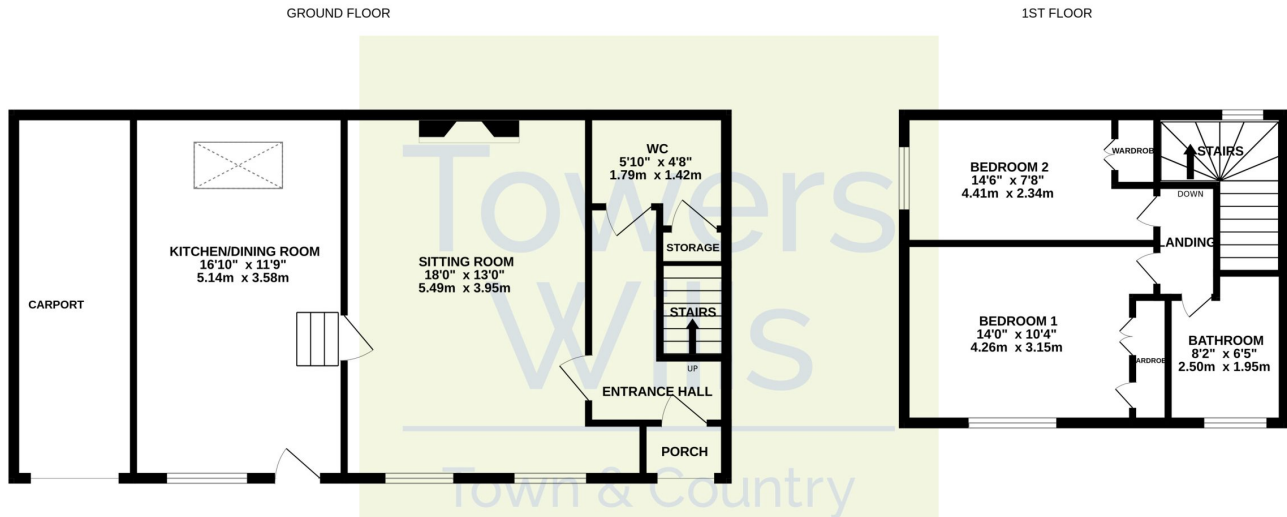
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

Situation

Ryme Intrinseca is a small, attractive rural village with many period and listed properties, and yet its only a short walk to the neighbouring village of Yetminster, with a pub, post office, shop, cafe and rail links to Bristol and the South Coast.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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