



Ryme Horn Farm

Holnest, Sherborne, Dorset

A unique opportunity to acquire two delightful period cottages with approximately 75 acres

Ryme Horn Farm is delightful property comprising two pretty period cottages, an extensive range of useful outbuildings, stabling and sheds, all of which are surrounded by its own land of about 65 acres of mainly paddock land. In addition, to the East of the house and flanking the A352 is a further parcel of pasture land that extends to approximately 10 acres – please refer to the site plan.



**5 RECEPTION
ROOMS IN
TOTAL**



**8 BEDROOMS
IN TOTAL**



**3 BATHROOMS
IN TOTAL**



**EXTENSIVE
RANGE OF
OUTBUILDS**



76.41 ACRES



FREEHOLD



VILLAGE



**3,394 SQ FT IN
TOTAL**



**GUIDE PRICE
£1,750,000**

The property

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The current arrangement with the cottages is such that one is occupied and the other has been let out, thus providing a suitable income. That said, this opportunity lends itself for an ideal multi-generational living arrangement, if required. For those who may seek an equestrian property, Ryme Horn Farm provides the perfect set up as it features wonderful paddock land with direct access onto public bridleways and a block of timber framed loose boxes with separate feed and hay store.

Outside

Ryme Horn Farm is approached down a long gravel driveway, which provides ample parking for both properties. Both houses enjoy their own formal gardens and boast far reaching views. To the side of the principal house is the range of outbuildings and vegetable garden and a large concrete apron providing space for agricultural machinery.

The stable yard and fields can be accessed separately to the side of the driveway. The paddock land is divided into approximately 10 separate fields which lie to the east, south and west of the properties, and are enclosed by mature hedgerows. A public bridleway runs through the fields making this an ideal access point for those keeping horses and riding out.







Outside

In addition to the main area of land, 9.39 acres lies to the east and flanks the A352. This field can be accessed from the property, through a small area of woodland for which there is a Right of Way over for Ryme Horn Farm.

Location

Holnest village is situated on the edge of the Blackmore Vale, about 6 miles south of the favoured Abbey town of Sherborne, which offers an excellent range of independent shops, supermarkets and recreational facilities.

The county town of Dorchester is to the south and to the south west is the World Heritage designated Jurassic Coast. Both Sherborne and Dorchester have mainline railway stations to London Waterloo. There is also the local line from nearby village Yetminster to Bath/Bristol.

The A303 is accessed to the north from Wincanton, providing a direct east/west route, via the M3 into London.

There are excellent state and private schools in the area including Leweston, Sherborne Schools, Claysmore, Milton Abbey and Bryanston.



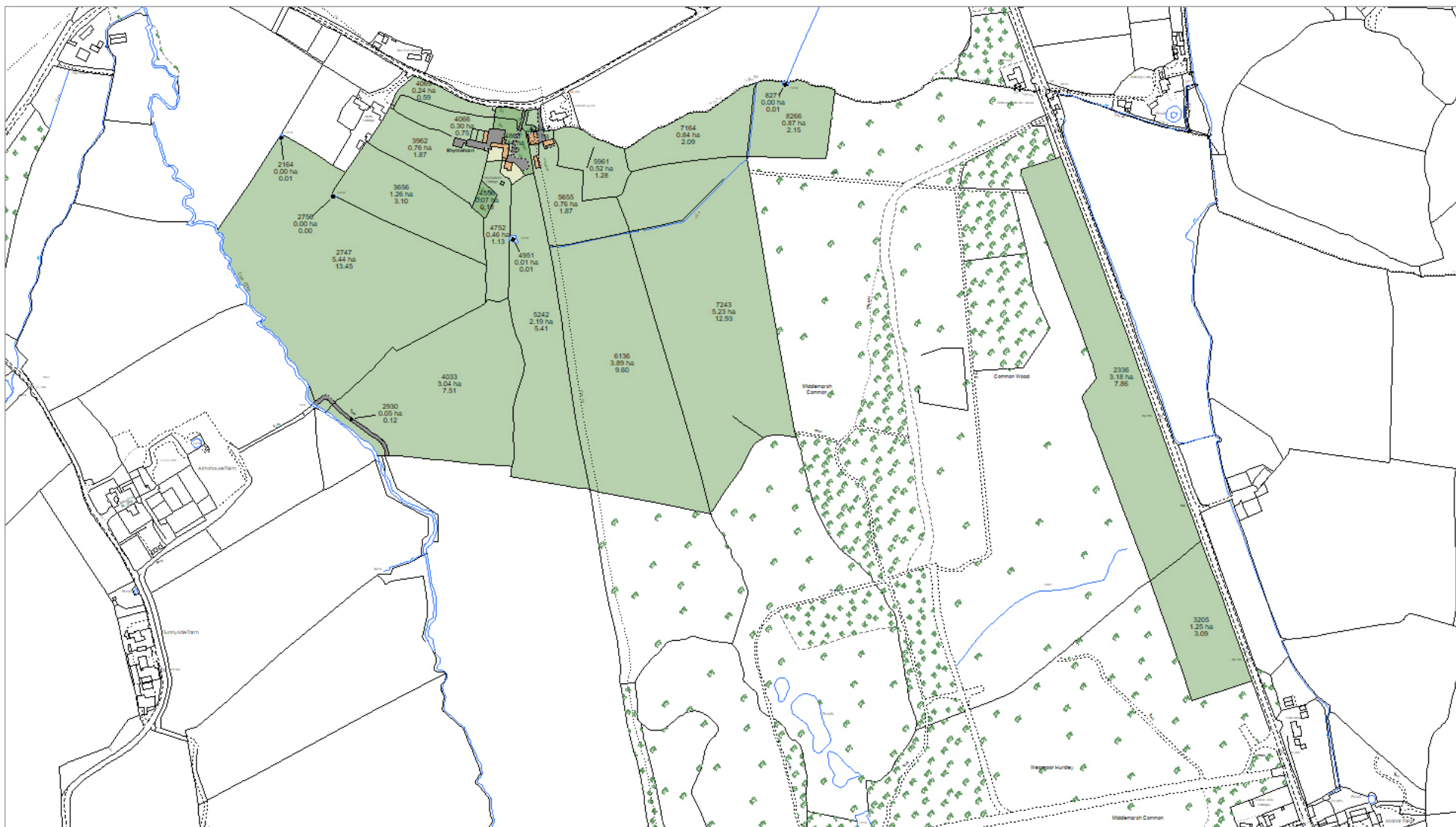
Distances

- Sherborne 6 miles
- Yeovil 11 miles
- Dorchester 13 miles
- Shaftsbury 21 miles
- Salisbury 41 miles
- A303 (Wincanton) 16 miles

Nearby Stations

- Sherborne
- Dorchester
- Shaftsbury





Rymer Horn Farm, Holnest, Sherborne, Dorset, DT9 6HA

Total Area - 30.92 ha / 76.41 ac

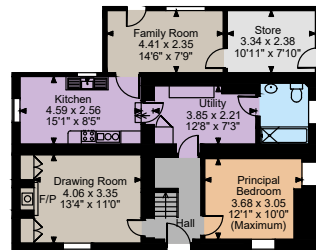
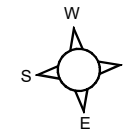
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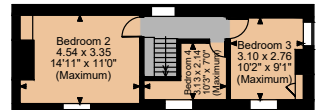
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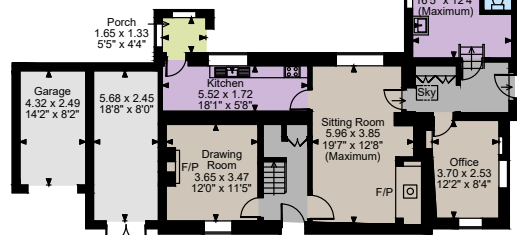




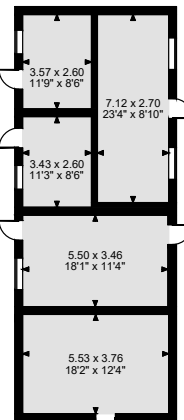
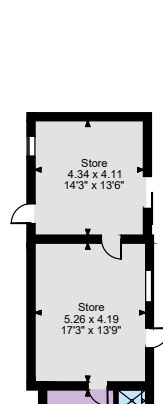
Cottage Ground Floor



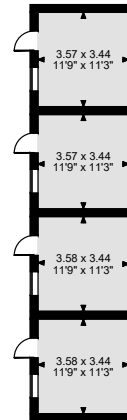
Cottage First Floor



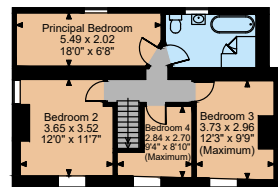
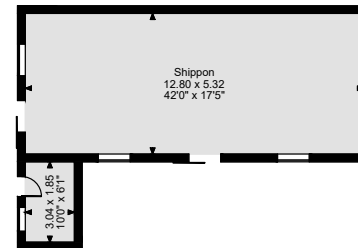
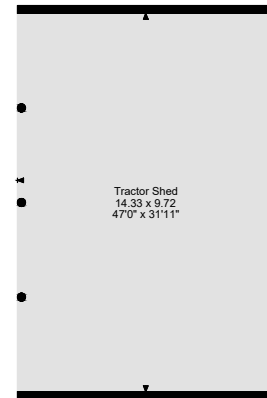
Ground Floor



Sheds



Stables



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main house internal area 2,100 sq ft (195 sq m)
Cottage internal area 1,294 sq ft (120 sq m)
Outbuildings internal area 4,009 sq ft (372 sq m)
Garage internal area 280 sq ft (26 sq m)
For identification purposes only.

Directions

DT6 6HA

what3words: ///pots.manicured.templates - brings you to the driveway

General

Local Authority: Dorset County Council

Services: Mains water and electricity. Private drainage system. Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: To be confirmed

EPC Rating: Main house - F. Cottage - G

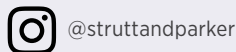
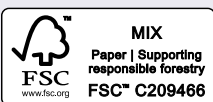
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Salisbury

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