



PAYNES PLACE BARN

SHAFTESBURY, DORSET, SP7 8QL

Boatwrights
Estate Agents





PAYNES PLACE BARN

Shaftesbury, Dorset, SP7 8QL

Summary Of Accommodation

- Beautiful Grade II Listed Barn Conversion On Outskirts Of Shaftesbury
- Glorious Views Of Dorset's Blackmore Vale
- Four Bedrooms, Two Bathrooms To Main House
- One Bedroom Integral Annexe
- Over 4000 Sq. Ft. Of Flexible Accommodation
- Amazing Garden Room
- Double Garage
- Wonderfully Bright & Colourful Gardens
- Ample Off Road Parking
- EPC: Awaited

The Description

Welcome, to Paynes Place Barn.

Set within stunning grounds of approx. 1 acre, this charming, characterful Grade II Listed Barn Conversion believed to have been originally constructed c.1850 offers a substantial level of accommodation arranged over two floors.

The accommodation throughout is spacious, welcoming and beautifully presented.

There is plenty of natural light, high ceilings and original period features.

The main rooms include a spacious, triple aspect sitting room, a charming kitchen/breakfast and a calming garden room. Upstairs are four bedrooms and two bathrooms including a superb main suite.





Location

The North Dorset Saxon hilltop market town of Shaftesbury is famed for the iconic cobbled street of Gold Hill and rich history going back to the times of King Alfred.

Shaftesbury is a delightful community orientated town with an attractive and bustling High Street that provides most everyday requirements including a farmer's market, cafés, charity shops, various retail shops and a cottage hospital.

Families are drawn to this area by the quality of life and excellent choice of state and independent schools including Port Regis, Claysmore, Sandroyd and Bryanston amongst many others. Shaftesbury also offers several ways to explore the stunning countryside and traditional English villages of the Blackmore Vale, Cranborne Chase and Wiltshire Downs with their many miles of public footpaths and bridleways.

Outside

Externally, the glorious Barn continues to impress. With beautifully presented gardens of established lawns, specimen trees, a sun terrace for entertaining and several areas of mature, vibrant and colourful planting this outside space has something for everyone.

A double garage is present with power, lighting and up and over doors. In addition is ample driveway parking for several vehicles.

However, this property's 'wow' factor, is the most amazing view of the Blackmore Vale to the north west. The jaw dropping scenery can be enjoyed throughout the seasons and must be seen to be appreciated.

The Annexe

Paynes Place Barn also includes an adjoining Annexe providing the opportunity for multi-generational living. The current owners have had this space intelligently re-modelled to present a self-contained one bedroom property with its own entrance, sitting room, kitchen/diner, downstairs WC, a spacious bedroom with dressing area and a shower room.

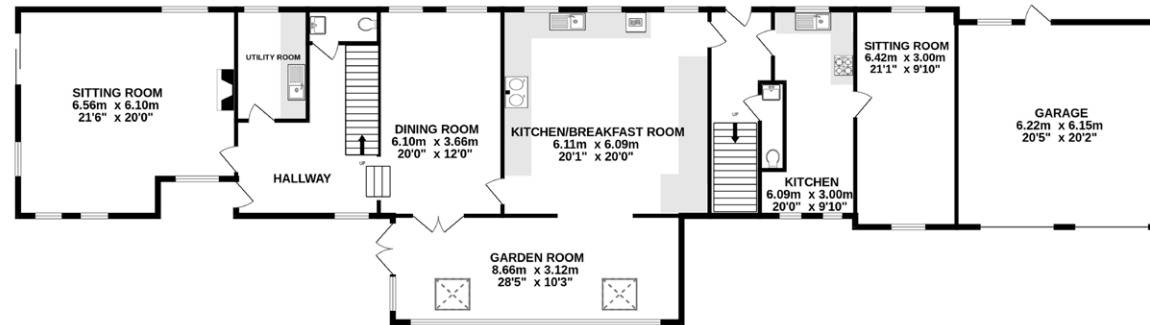
Tenure: Freehold

Services: All mains services are connected.

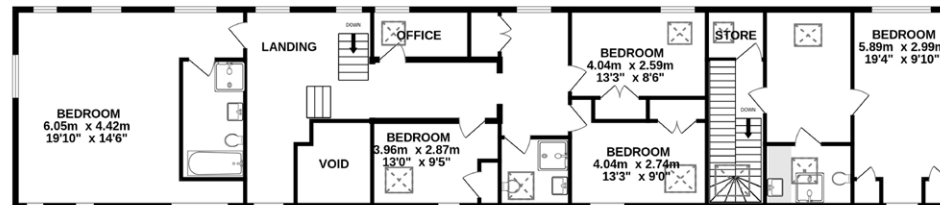
Local Authority: Dorset Council. Main House Band F. Annexe Band A.



GROUND FLOOR
230.6 sq.m. (2482 sq.ft.) approx.



1ST FLOOR
153.4 sq.m. (1652 sq.ft.) approx.



TOTAL FLOOR AREA : 408.3 sq.m. (4395 sq.ft.) approx.

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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