



**Golden Valley, Charlton Horethorne, Sherborne, DT9**

**Guide Price: £1,600,000**

Freehold

# Tyto Alba

## Golden Valley, Charlton Horethorne, Sherborne, DT9

 4  4  1  2,982 sq ft

Luxury Barn Conversion

Four Bedrooms all with En Suites

Amazing Countryside Views

**Guide Price: £1,600,000**  
Freehold

### ABOUT THE PROPERTY

KingsLand Property are delighted to offer this outstanding development of four individually designed properties to be constructed alongside the newly renovated Golden Valley Farmhouse, set in the idyllic village of Charlton Horethorne on the Somerset/Dorset border. Built by renowned developers, Hopkins Estates, these high specification homes will retain existing architectural features whilst providing the very best example of contemporary luxury living.

At Golden Valley, each property provides open plan living with stylish kitchens, dining and living areas, a utility room, luxurious en-suite bedrooms and beautifully proportioned private gardens with off-road parking and either a double car port or garage. An Eco-responsible approach is at the forefront of these exceptionally designed homes which will include air source heating and thoughtfully planned, energy-efficient construction.

**TYTO ALBA - A WONDERFUL OPPORTUNITY TO ACQUIRE A DETACHED 4-BEDROOM BARN CONVERSION SITUATED ON THE SITE OF GOLDEN VALLEY FARM.**

### GROUND FLOOR

Entering the hallway, a downstairs cloakroom with WC and large double cupboard provides storage. The left wing of the home opens into a welcoming open-plan kitchen, dining and living space, featuring a vaulted ceiling and expansive glazing that floods the room with natural light while framing far-reaching countryside views and providing direct access to the garden. The contemporary kitchen will be fitted with high-quality appliances, a central island and additional breakfast bar, offering generous worktop and entertaining space. An internal door leads to the utility room, which has an external door to the garden and access to the double garage.

Three bedrooms are located on the ground floor, each benefitting from its own en-suite shower room. Bedrooms two and four enjoy double doors opening onto the garden and take full advantage of the countryside outlook.



Proposed North East Elevation



Proposed South East Elevation



## FIRST FLOOR

The first floor is dedicated to an impressive principal bedroom suite, complete with Juliet balcony offering uninterrupted rural views, a well-appointed en-suite bathroom with couples basins, and an adjoining dressing room.



Proposed South West Elevation



Proposed North West Elevation



## OUTSIDE

Tyto Alba is approached via a shared driveway from Water Lane, leading to a gated private driveway with double garage, parking for several vehicles, an EV charging point, four-bay secure cycle store and bin storage area. The rear garden is predominantly laid to lawn and complemented by a generous patio running the length of the property, providing an ideal space for outdoor dining while enjoying the rolling countryside beyond.

An early reservation will provide the opportunity to ensure that kitchen and bathroom aesthetics can be individualised to your own requirements.

[What3Words///parts.geek.dentistry](https://www.what3words.com/parts.geek.dentistry)

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** TBC

**Local Authority:** Somerset

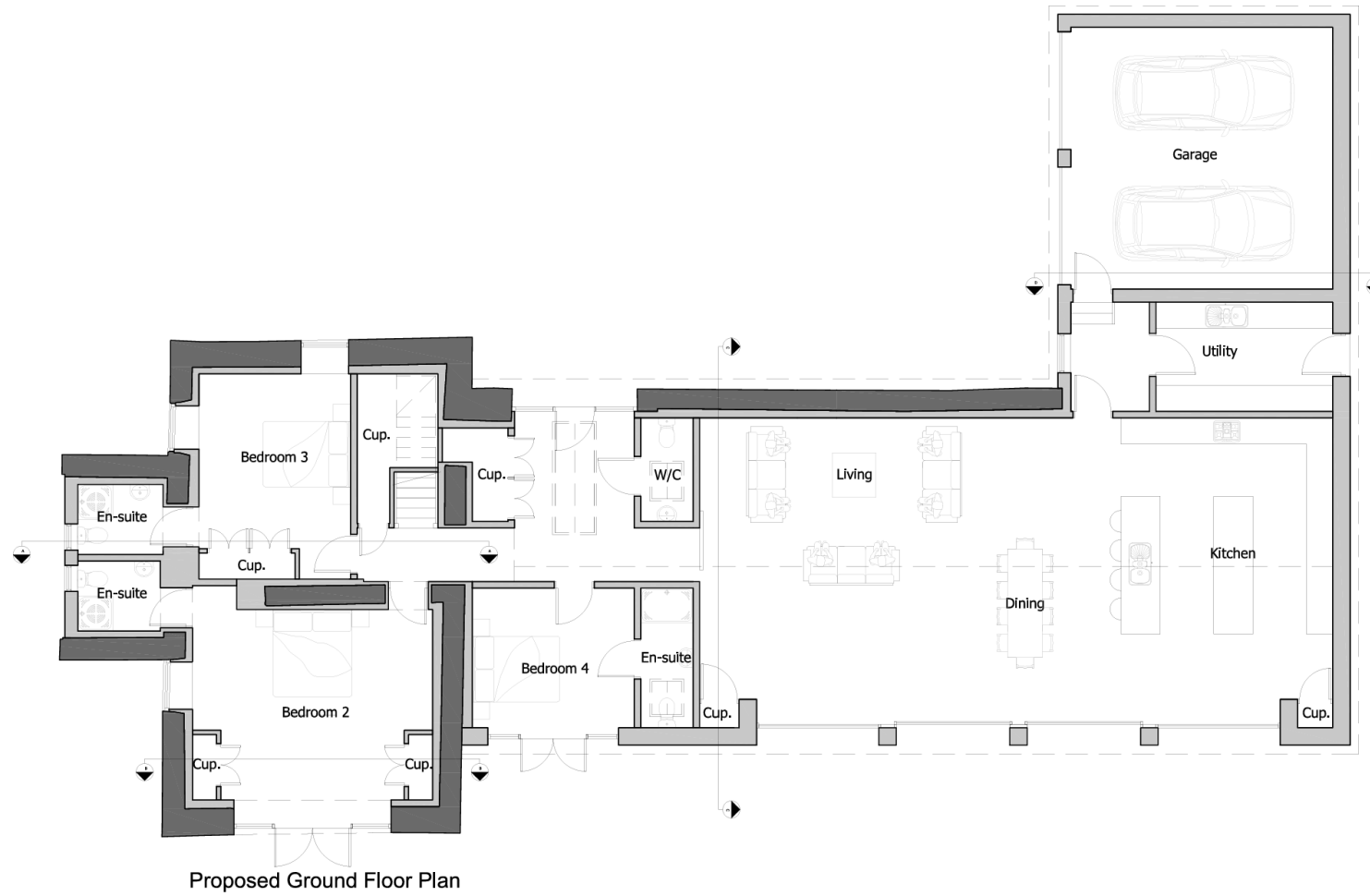
**Services:** Air Source Heat Pump, Mains Water, Mains Drainage, EV Charging Point, Wessex Internet Fibre Optic Ultrafast Broadband, Electricity and Telephone all subject to the usual utility regulations.

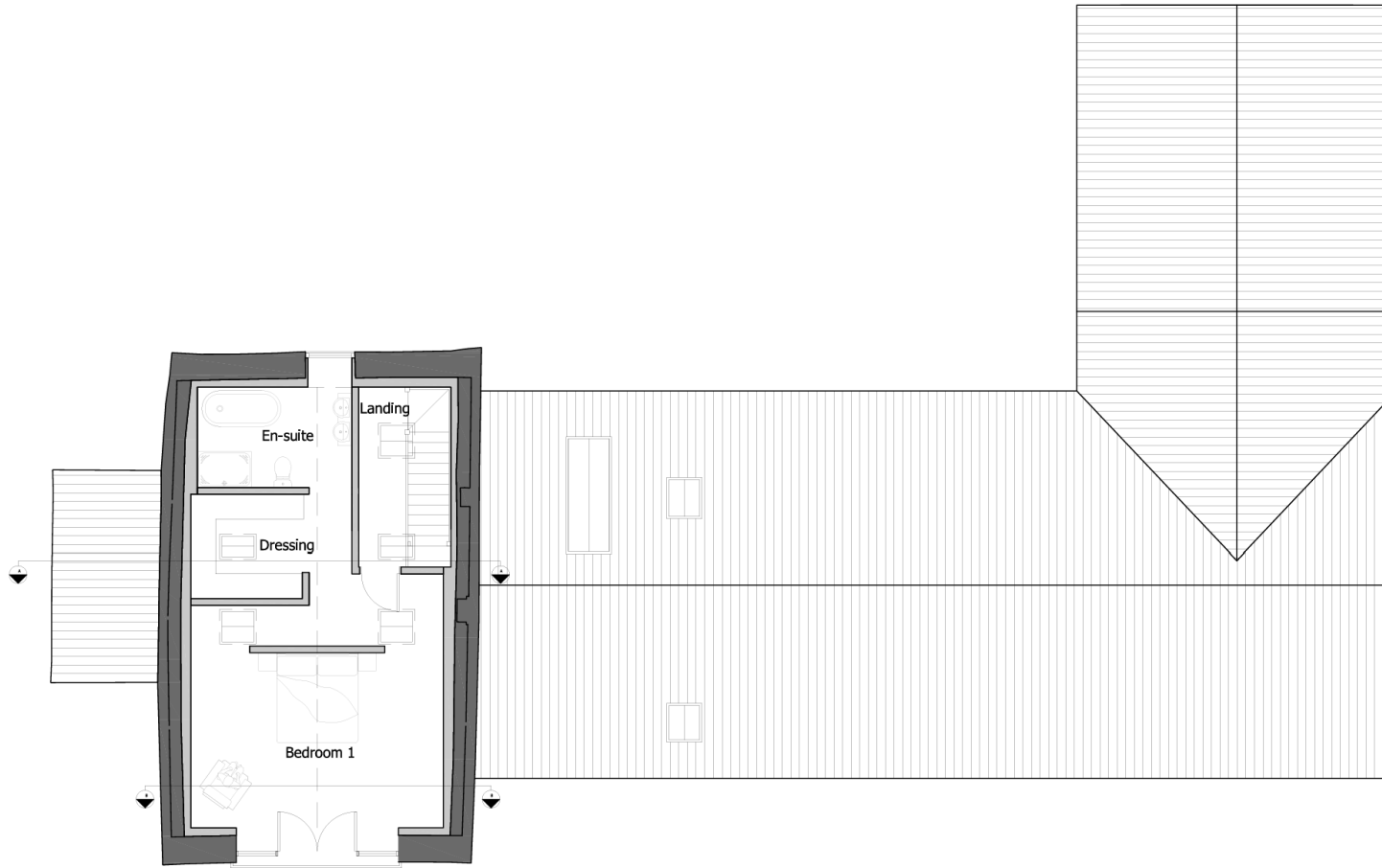
## VIEWING

Strictly by appointment with the agents at  
KingsLand Property.

Tel: 01963 34455

Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)





Proposed First Floor Plan





**KingsLand**  
Property & Land Agents

The Tythings Commercial Centre, Southgate Road, Wincanton,  
Somerset, BA9 9RZ  
Tel: 01963 34455  
Email: [sales@kingslandproperty.com](mailto:sales@kingslandproperty.com)

Hopkins Estates Ltd.  
Company Number: 01312512  
Registered Office: The Tythings Commercial Centre, Southgate  
Road, Wincanton, Somerset, BA9 9RZ.  
Registered in England.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.