



**Connells**

Pear Tree Cottage .  
Bishops Caundle Sherborne



## Property Description

LOCATED IN THE POPULAR VILLAGE OF BISHOPS CAUNDLE THIS STUNNING PART SLATE PART THATCH COTTAGE OFFERS FAR REACHING COUNTRYSIDE VIEWS FROM THE REAR AND A PLEASANT LANDSCAPED GARDEN TO THE SIDE WHICH LOOKS OUT OVER FIELDS. INSIDE THERE IS A COMBINATION OF OAK AND ORIGINAL FLAG STONE FLOORING, A SPACIOUS FITTED KITCHEN/DINING ROOM WITH HIGH CEILINGS, LOUNGE WITH A FIRE PLACE WHICH COULD BE OPENED, BEDROOMS ONE AND THREE CAN BE FOUND ON THE GROUND FLOOR WITH A SEPARATE SHOWER ROOM. FROM THE INNER HALL THERE ARE STAIRS LEADING UP ON TO A SMALL LANDING WHERE THERE ARE DOORS TO BOTH BEDROOM TWO AND A SEPARATE BATHROOM. THIS CHARACTERFUL HOME HAS THE ADDED BONUS OF SPACIOUS LIVING ACCOMMODATION AND GATED DRIVEWAY PARKING FOR TWO VEHICLES, WITH NO ONWARD CHAIN THIS IS A PROPERTY NOT TO BE MISSED.

### Ground Floor

#### Entrance Hall

Front facing door, door leading into the lounge, flag stone flooring and wall lights. the entrance hall leads into the inner hallway.

#### Lounge

11' 4" x 9' 7" to chimney breast ( 3.45m x 2.92m to chimney breast )

Front facing single glazed window with plastic shutters, wooden door, fire place which could be opened, flag stone flooring, cupboard, storage cupboard with shelving which houses the electric meter and the fuse board, television aerial point and radiator.

#### Kitchen / Diner

22' 1" x 11' ( 6.73m x 3.35m )

Rear and side facing single glazed windows with plastic shutters, two velux windows, oak flooring, spotlights, fitted kitchen with wall and base units, wooden work surfaces, 2 bowl stainless steel sink, wooden drainer, electric aga, integrated washing machine and dishwasher, space for a fridge/freezer and Sky TV aerial point.



## Inner Hallway

Stairs leading to the landing, wall lights, partial flag stone flooring with the remainder carpeted and two steps and door leading to the rear hall.

## Rear Hallway

Rear facing single glazed window, single glazed sky light, double glazed stable door to the rear, oak and flag stone flooring, telephone point and doors leading to the inner hall, bedrooms one and three and the shower room.

## Bedroom One

14' 10" x 10' 4" ( 4.52m x 3.15m )

Side facing single glazed window, wooden doors, door leading to the rear hallway, wall lights, television aerial point and radiator.

## Bedroom Three

13' 6" max x 8' max ( 4.11m max x 2.44m max )

Front facing single glazed window, sloped ceiling, wooden door, exposed beams, television aerial point and radiator.

## Shower Room

6' 6" max x 5' 2" max ( 1.98m max x 1.57m max )

The shower room is situated downstairs with a rear facing single glazed window, sloped ceiling, oak flooring, WC, wash hand basin, walk in double length shower which is fully tiled, cupboard housing a Glow combi boiler.

## First Floor

### Landing

Stairs from the inner hallway, doors leading to bedroom two and the bathroom, smoke alarm.

### Bedroom Two

14' 7" x 9' 8" ( 4.45m x 2.95m )

Front facing single glazed window, wooden door, sloped ceiling, oak flooring, wall lights, television aerial point and radiator.

### Bathroom

9' 9" x 7' 5" ( 2.97m x 2.26m )

Rear facing double glazed window with field views, sloped ceiling, oak floor, wall lights, free standing bath, 1 1/2 length fully tiled shower cubicle, WC, wash hand basin, extractor fan and heated towel rail.

## Outside

### Rear Garden

The rear garden offers superb views across the back of the property, gravelled gated driveway for two vehicles and an LPG gas bottle connection point. Two steps lead to the side garden.

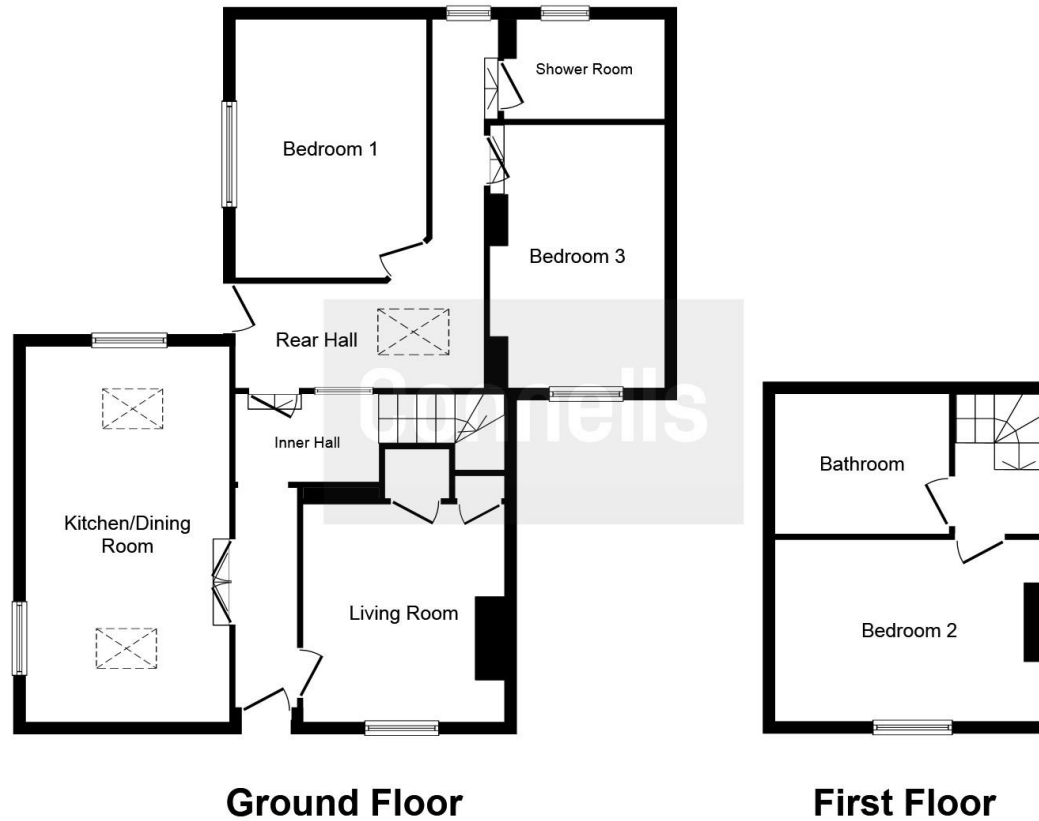
### Side Garden

Raised landscaped lawn with a wooden shed, two pear trees, gate leading to a good sized vegetable patch, large patio seating area with a wooden gazebo offering far reaching views across to the rear.









This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Tenure: Freehold



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