



To Let

Sherborne, DT9 3HS

Monthly Rental Of £1,850



ORCHARDS
ESTATES

A delightful Grade II Listed former teacher's house, providing spacious accommodation, stunning features throughout and south facing garden. The property is within a short walk to Sherborne's historic high street, full of independent boutiques, cafes and restaurants, as well as the famous Abbey, yet tucked away from passing traffic and footfall. The well presented accommodation comprises sitting room, separate dining room, kitchen/diner and downstairs toilet. Upstairs are three double bedrooms and the family bathroom. Outside is a beautiful garden with workshop and two allocated parking spaces.

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LOCATION

The lovely old market town of Sherborne has many period and listed buildings, not least being the Old Green development which in 1750 was a Georgian coaching Inn, The Angel, and later used as a dormitory for the boarders at well known Sherborne School. Sherborne offers a wide range of facilities; mainline railway to Waterloo, the 16th century Tudor Mansion known as Sherborne Castle, the Abbey, doctor's surgeries, a varied selection of independent shops, supermarkets, pubs and restaurants. From the Immediate A30, easy access, to the A303 to the West and London, and the towns of Yeovil, Dorchester, Weymouth and Bridport.

Front Garden

Accessed via iron gate which leads you to a beautiful garden laid to lawn with an array of shrubs and plants. Stone wall with archway and door lead you to the rear garden.

Entrance Hall - 11' 11" x 7' 3" (3.639m x 2.198m)
Oak front door, double glazed window to side, slate tiled floor with under floor heating.

Sitting Room - 12' 0" x 15' 10" (3.646m x 4.828m)
Double glazed window to front and side, multi fuel burner, slate tiled floor with under floor heating.

Dining Room - 15' 3" x 10' 0" (4.652m x 3.060m)
Double glazed bay window to front, spot lights, open fireplace, slate tiled floor with under floor heating.

Kitchen - 19' 9" x 12' 10" (6.009m x 3.901m)
Single glazed window with secondary glazing to side, range of solid oak bespoke wall and base units space for range cooker, one and a half bowl sink, solid wood worktops, ceramic tiles, water filter, exposed stone wall, slate tiled floor with under floor heating, single glazed door with secondary glazing to garden.

Cloakroom
Double glazed window to rear, glass panel to side, slate tiled floor with under floor heating, wash hand basin, WC, extractor fan.

Stairs to first floor

Landing
Single glazed window with secondary glazing to front and side, airing cupboard housing boiler, wooden beams, two radiators, laid to carpet.

Bedroom One - 15' 1" x 10' 7" (4.592m x 3.235m)
Double glazed window to front and side with window seat, wooden beams, fireplace, radiator, laid to carpet.

Bedroom Two - 12' 0" x 10' 2" (3.654m x 3.095m)
Double glazed window to front with window seat, wooden beams, fireplace, radiator, laid to carpet

Bedroom Three - 11' 11" x 9' 0" (3.622m x 2.742m)
Double glazed window to side, wooden beams, access to loft space, laid to carpet.

Bathroom - 9' 10" x 6' 3" (3.009m x 1.893m)
Single glazed window to side, tiled, bath, shower cubicle, wash hand basin, WC, heated towel rail.



Rear Garden

Pathway leading to side gates with gravelled areas and mature shrubs, lawned area and workshop. Gate leads to side passageway and a further gate leads to the front garden.

Workshop - 11' 8" x 7' 9" (3.564m x 2.361m)

Double glazed window, stone built with power and lighting.

Parking

Two allocated parking spaces.

Directions

Taking the A30 from Yeovil turn right onto the A352, take the 2nd turning on the left into Horsecastles and then take the right into Old School Place where the property will be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

AGENTS NOTE

We have a simple goal to provide you with an exceptional level of service, combining good old fashioned values with cutting edge marketing for your home. We are passionate about the local area and are always looking for ways to support our local community. Covering Yeovil, Sherborne, Crewkerne, Martock, South Petherton, Chard and Ilminster, along with surrounding towns and villages. We offer a full range of services including Sales, Lettings, Independent Financial Advice and conveyancing. In fact everything that you could need to help you move.

