



Melmoth House  
Abbey Close  
Sherborne  
DT9 3LQ

A remarkable opportunity to purchase a terrace of 3  
cottages within the environ of Sherborne Abbey  
For sale freehold with vacant possession  
Price on application

**Chesters  
Harcourt**

## LOCATION

Melmoth House overlooks Sherborne Abbey and Abbey Close. Abbey Close is a private road and garden in front of The Abbey. To the north is Abbey Road where the boys school can be found and to the East is Cheap Street within the heart of the town centre.

To the south of the property is Digby Road off which is the train station (To Waterloo/Exeter) and Pageant Gardens.

## DISTANCES

Yeovil 6 miles, Castle Cary 14 miles (Paddington/Bristol), Dorchester 18 miles and the coast at Bridport some 24 miles. London is 125 miles and the A303 is 8 miles.

## MELMOTH HOUSE

Originally 3 cottages Melmoth House is believed to date from the 17th Century but may be earlier.

Each of the three cottages has a distinctive frontage onto Abbey Close. They are each of two storey rubble stone construction under either tile or slate pitched roofs. The two end cottages face the street while the middle cottage is orientated showing its gable end. The southern most cottage adjoins The Almshouse. To the rear is a large garden.

While residential in origin the property has been used for many years as a solicitors office.

## INTERNAL

The 3 cottages are interconnected and comprise suites of offices. Many of the original features are retained.

A floor plan is provided. There is also a dataroom available including photos and aerial footage showing the property and garden within its unique setting.



The property is an office and offered for sale on this basis. Conditional offers subject to planning are welcomed. It should be noted that the Title has an overage provision in respect of any alternative planning consents obtained until December 2026.

### RATEABLE VALUE

Current rateable value £18,750 (with effect from 1st April 2023).

### VAT

Not applicable.

### ANTI MONEY LAUNDERING

In accordance with HMRC the successful party will be required to undergo HMRC checks through a 3rd party provider.



## Abbey Close, Sherborne, Dorset, DT9



### Approx. Gross Internal Floor Area 5864 sq. ft / 544.90 sq. m

© Humberts 2023. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors and windows are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only as defined by the RICS Code of Measuring Practice, and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property as quoted on this plan.

Produced by Elements Property