

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.

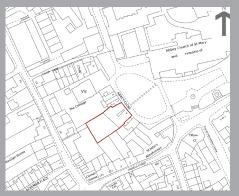
Each of the three cottages has a distinctive frontage onto Abbey Close. They are each of two storey rubble stone construction under either tile or slate pitched roofs. The two end cottages face the street while the middle cottage is orientated showing its gable end. The southern most cottage adjoins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

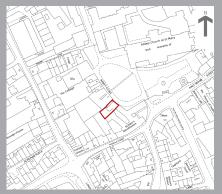
While residential in origin the property has been used for many years as a solicitors office.

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 (6.61m x 4.26m) Office Room 21'0" x 17'1" (6.41m x 5.21m) First Floor Approximate Floor Area 385 sq. ft (35.83 sq. m) First Floor Approximate Floor Area 393 sq. ft (36.56 sq. m) Library 14'5" x 9'7" (4.40m x 2.92) Outbuilding 15'5" x 12'9" Office 18'6" x 9'8" 12'11" x 12'8" Meeting Room 20'7" x 13'9" (6.27m x 4.20m) Office 13'9" x 13'8" (4.20m x 4.17m) Ground Floor Approximate Floor Area 3363 sq. ft

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

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(312.42 sq. m)