



35 Higher Barton, Trent, Sherborne, Dorset

A charming Grade II Listed semi-detached cottage requiring some modernisation, located within the idyllic village of Trent just a short drive from Sherborne.

Guide Price
£295,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

35 Higher Barton, Trent, Sherborne, Dorset, DT9 4SU

- Charming Grade II Listed cottage
 - Characterful features
 - Idyllic village location
- Far reaching countryside views
 - Off road parking
 - No onward chain

Viewing strictly by appointment through
Symonds & Sampson Sherborne Sales Office
on 01935 814488





35 Higher Barton is a semi-detached Grade II Listed cottage believed to date back to the late 18th Century. In need of some renovation, it is ready for new owners to put their own stamp on it. The property is located in the idyllic village of Trent, surrounded by peaceful countryside yet still only a short journey away from the Abbey town of Sherborne.

Accommodation

A timber front door opens into the spacious sitting room, which has a window overlooking the front garden, a stone fireplace with an open fire and a cupboard and shelving to the side. There is a radiator, TV and telephone points and the consumer unit and electric meter. From the sitting room is access to the kitchen, stairs and study/utility room, which has a window to the rear and a telephone point. The pipework for the boiler is also housed within this room.

The galley kitchen has a window to the front with a window seat and a window to the side with views over the garden. There are fitted wall, base and drawer units, a stainless steel sink with drainer, space/connections for an electric

cooker and washing machine and a radiator. From the kitchen a door leads into the bathroom.

The bathroom has a window to the side, radiator and a bath with a shower over. From the bathroom, two steps lead up to the second part of the room where you will find a wash basin, WC, radiator and window to the side.

A door from the sitting room gives access to the stairs leading to the first floor. The landing has a window to the rear, fitted linen cupboards, radiator and loft access. There are three bedrooms on the first floor, bedrooms one and two are good sized doubles with windows to the front, radiators and TV points. The second bedroom also has a fitted wardrobe. The third bedroom is a spacious single room with a window to the side and a TV point.

Outside

The garden to the front and side of the cottage is predominately laid to lawn with a hardstanding area for off road parking, which could be enlarged if required. There is a

concrete path through the garden to the front door, an outbuilding constructed of concrete block with a window and light/power connected and the oil tank located behind the outbuilding. There is access to the rear of the property where the oil central heating boiler is located.

Situation

Trent is a highly sought after village set between the towns of Sherborne and Yeovil. It is a thriving village with a popular primary school, the active congregation of St Andrews Church, an award winning pub, The Rose and Crown, a fully licensed village hall and new children's play area. Sherborne and Yeovil are both within easy reach and have a wide range of cultural, shopping and business amenities and an extensive choice of both private and state schools. Sherborne's mainline station provides direct train links to London Waterloo in approximately two and a half hours.

Services

Mains water, electricity and drainage

Oil central heating
 Dorset County Council –
www.dorsetcouncil.gov.uk
 Council Tax Band: C
 EPC: Exempt as Grade II Listed

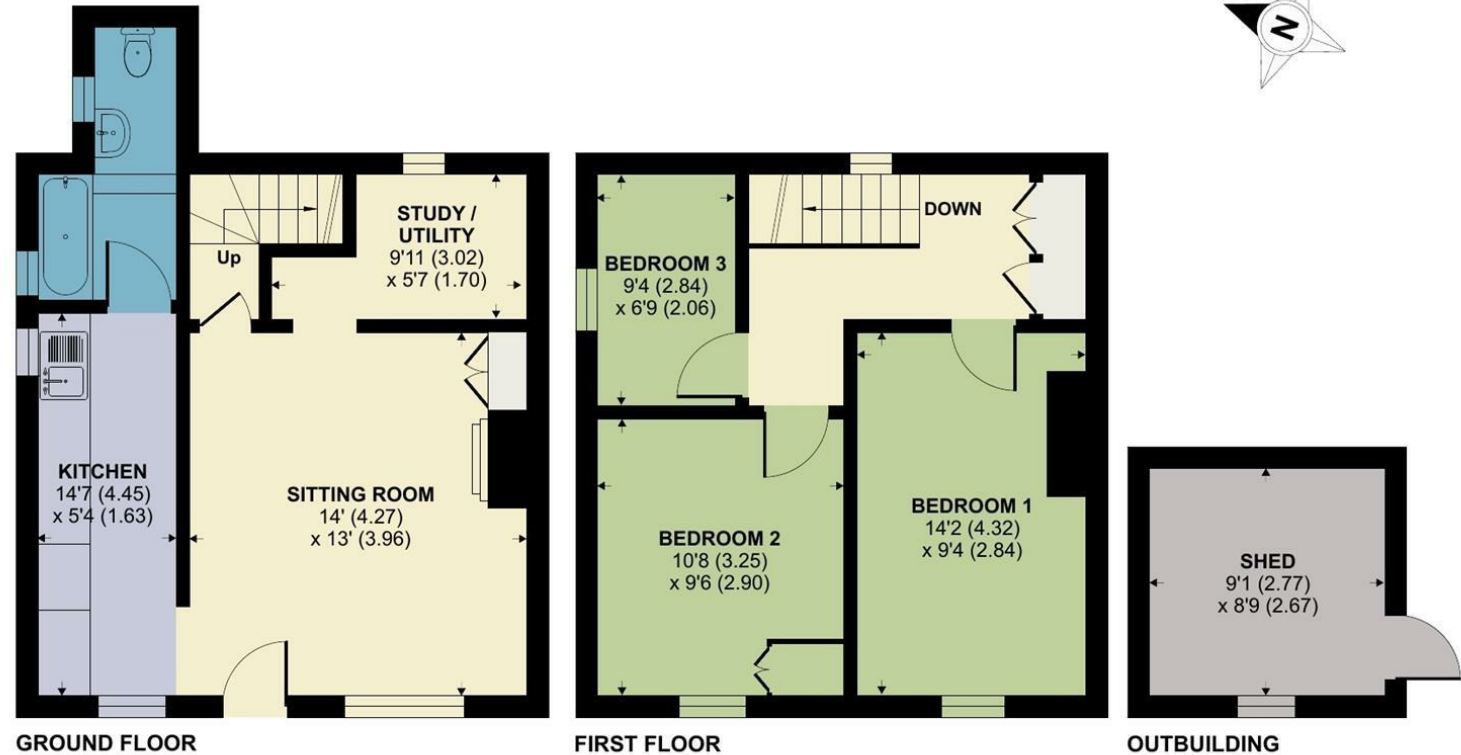
Directions
 From Sherborne, head north-west on Marston Road/B3148, after about 2.5 miles turn left signposted Trent. Continue on this lane until reaching the right hand turn to Malthouse Lane. About halfway up Malthouse Lane take a right hand turning into Higher Barton and follow the road round. The property will be found to the right and can be identified by our For Sale Board.

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Trent, Sherborne

Approximate Area = 774 sq ft / 71.9 sq m
 Outbuilding = 79 sq ft / 7.3 sq m
 Total = 854 sq ft / 79.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1003209



She/AW/07/07/23

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