



## 29 East Street, Milborne Port, Sherborne

This delightful three bedroom Grade II listed cottage, built with local stone and adorned with distinctive diamond pattern windows, exudes character, and offers exciting renovation project, with a large garden and driveway parking.

Guide Price  
**£360,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

**29 East Street,  
Milborne Port, Sherborne,  
DT9 5DR**

- Three bedroom semi detached period home
  - Grade II listed
  - Character features throughout
- In need of improvements throughout with plenty of scope to add your own stamp
  - Great size garden
  - Driveway parking
- Convenient location in a popular village

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





This delightful Grade II listed cottage, located on East Street, offers timeless charm and a canvas for renovation and modernization. It offers spacious accommodation, with a sitting room, kitchen, utility, and cloakroom on the ground floor. Upstairs there are three bedrooms and a room with the facilities to create a bathroom. Outside is a good size garden with a driveway to the side.

#### Accommodation

A side entrance hall provides access to the rear garden and into an inner hall with stairs to the first floor and doors to the sitting room and kitchen. The sitting room has two windows with shutters and a feature fireplace. The kitchen has been recently fitted with a Howdens kitchen, offering an integrated electric oven and four ring hob. A cupboard houses the Baxi combination boiler and there are cupboards built into the recesses either side of a feature fireplace. A mullion window enjoys a pleasant outlook over the garden. A door from the kitchen leads into the utility which has a large storage cupboard and cloakroom off.

The first floor accommodates four rooms, with the potential for three bedrooms and an additional room equipped with plumbing for a bathroom but no fittings.

#### Outside

The property boasts a large garden, with patio areas, lawn areas a couple of outbuildings in need of attention, as well as driveway parking to the side for several vehicles leading to a car port.

#### Situation

Sitting on the outskirts of the village of Milborne Port with a pleasant outlook to the rear, this property benefits from being in a quiet location, but not too far from local amenities. Milborne Port Butchers and award winning Fish & Chip shop and restaurant are a short walk away, where a weekly produce market is held on a Saturday morning. The village also benefits from a Cooperative store, doctors surgery, primary and pre-schools, pharmacy, hairdressers and several pubs. In addition, there is The Clockspire which is a fine dining restaurant and bar which is gaining a

fantastic reputation.

Milborne Port is a short distance from the pretty Abbey town of Sherborne which offers a wide range of shops, local businesses and facilities, including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles). Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

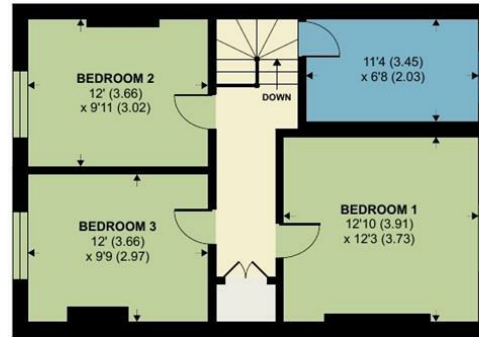
#### Services

Mains gas, electricity, water and drainage  
Somerset Council  
Council Tax Band C

# East Street, Milborne Port, Sherborne

Approximate Area = 1463 sq ft / 135.9 sq m

For identification only - Not to scale

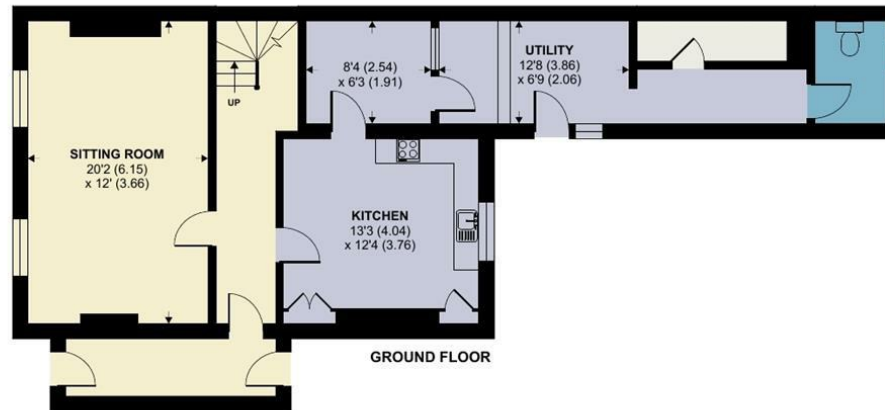


FIRST FLOOR



## Directions

Leaving Sherborne on the A30 travel east. Drive along High Street then turn left onto East Street. The property will be found on your right hand side and can be identified by our For Sale Board.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2022. Produced for Symonds & Sampson. REF: 874856



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