



31 East Street, Milborne Port, Sherborne

An exciting opportunity to revive the charm of a Grade II listed two-bedroom end terrace cottage on the picturesque East Street in Milborne Port.

Guide Price
£220,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

31 East Street, Milborne Port, Sherborne, DT9 5DR

- Two bedroom end of terrace property
- In need of complete renovation throughout
 - Grade II listed
- Two reception rooms
 - Good size garden
 - No onward chain
 - Village location

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





This charming cottage, sitting on the outskirts of Milborne Port, offers two reception rooms, a kitchen and bathroom downstairs and two spacious bedrooms upstairs. There is a good sized garden to the rear and the property would benefit from renovation throughout.

Accommodation

A small entrance hall welcomes you into the property with doors either side leading to the reception rooms and stairs rising to the first floor. The kitchen is located at the back of the house with a pleasant outlook over the rear garden, with access into a rear porch leading outside, and a further door into the downstairs bathroom.

Upstairs there are two dual aspect bedrooms with the main bedroom benefitting from built in wardrobes.

Period features, such as exposed stone walls, feature fireplaces and window seats offer glimpses into the property's rich past, awaiting restoration to their former glory.

Outside

The property offers a good size garden, offering a canvas for landscaping. There is rear access via a hallway to the side of the property.

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

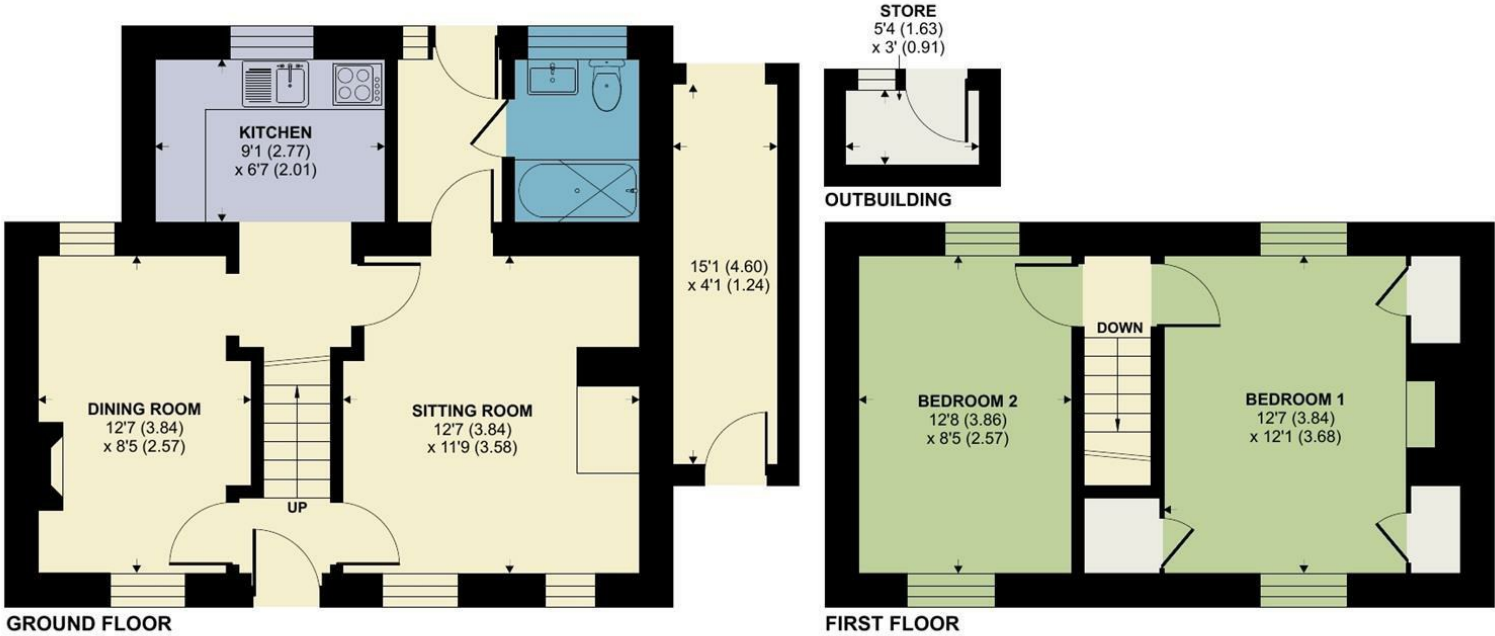
supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles). Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which 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 B

East Street, Milborne Port, Sherborne

Approximate Area = 762 sq ft / 70.7 sq m
 Outbuildings = 79 sq ft / 7.3 sq m
 Total = 841 sq ft / 78 sq m
 For identification only - Not to scale



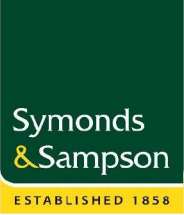
Directions
 Leaving Sherborne on the A30 travel east. Drive along High Street then turn left onto East Street. The property will be found on your right hand side and can be identified by our For Sale Board.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1059733



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