



## 30 East Street, Milborne Port, Sherborne

Offering an exciting opportunity for a new owner to make this property their own, this Grade II listed cottage sits in a lovely spot on the outskirts of Milborne Port and offers spacious accommodation.

Guide Price

**£280,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

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

- Three bedroom semi detached period home
  - Grade II listed
- In need of renovation throughout
  - Generous size garden
    - Period features
    - No onward chain
    - Village location

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





Sitting on the outskirts of the popular village of Milborne Port, this Grade II listed 3-bedroom semi-detached cottage presents an exciting opportunity for renovation and modernization. Downstairs there are two reception rooms and a galley kitchen room with larder cupboard and cloakroom. Upstairs there are three bedrooms and a bathroom.

#### Accommodation

A side entrance hall provides access to the rear garden and access into an inner hall with stairs to the first floor and doors to the sitting room and dining room. The sitting room has two windows with shutters and a feature fireplace. The dining room enjoys a pleasant outlook over the garden, with storage cupboards fitted into the recess either side of a chimney breast and a door leads into the kitchen. Currently, the kitchen has very basic fittings, with a window over looking the rear garden and a larder cupboard providing generous storage. Upstairs there are three bedrooms and a recently fitted, white suite bathroom.

#### Outside

The property benefits from a good size garden to the rear.

#### 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 electricity, water and drainage  
Oil central heating  
Somerset Council  
Council Tax Band C

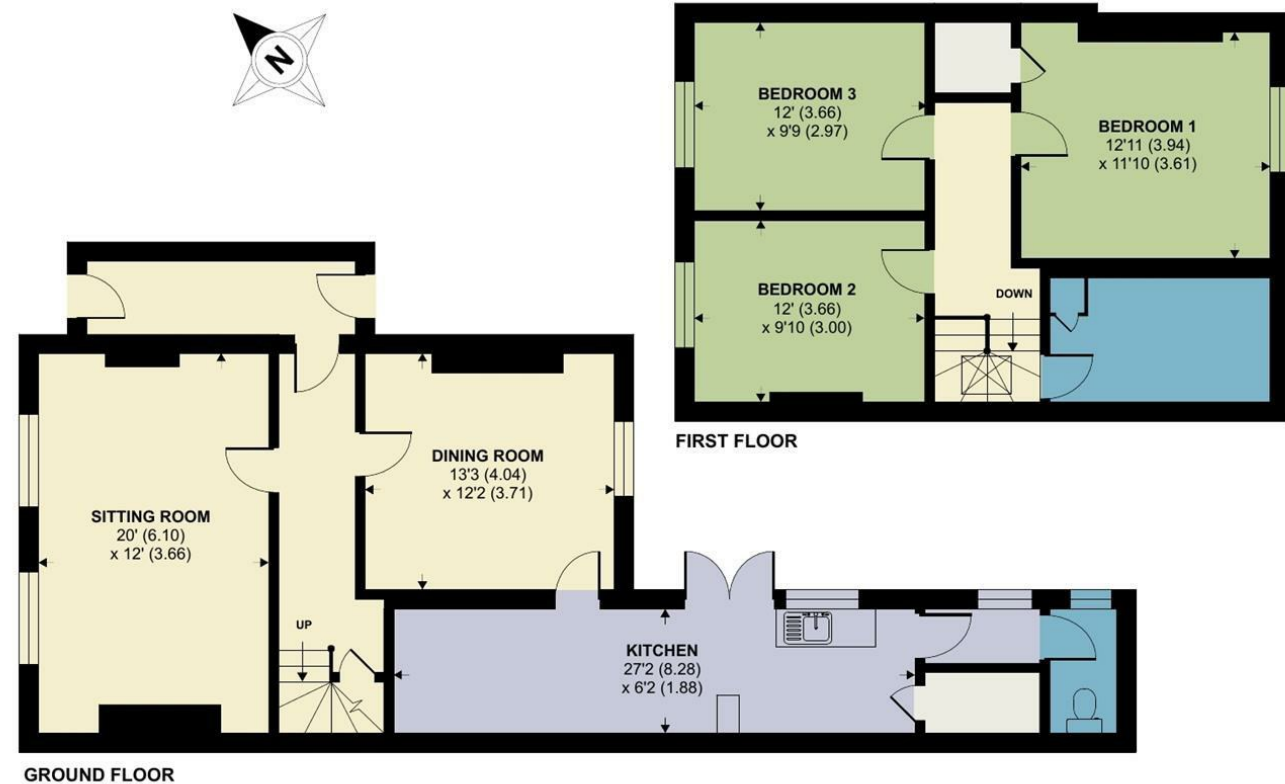
# East Street, Milborne Port, Sherborne

Approximate Area = 1422 sq ft / 132.1 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 2022. Produced for Symonds & Sampson. REF: 874854



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01935 814488

Symonds & Sampson LLP  
4 Abbey Corner Half Moon Street, Sherborne, Dorset, DT9 3LN

sherborne@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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