



Readers Cottage, Goathill, Sherborne

Guide Price
£1,150,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A quintessential countryside retreat boasting charm, character, and modern comforts in the picturesque setting of Goathill. Nestled on a quiet lane with breath-taking views overlooking fields and woodland towards Sherborne Castle Estate, this enchanting property has a lot to offer.

Readers Cottage, Goathill, Sherborne, DT9 5JD

- Four bedroom character cottage that has been extended to create a versatile home
- Tranquil countryside location with picturesque views of the rolling hills and woodland of Sherborne Castle Estate
 - 0.53 acre plot of mature gardens
- Extended kitchen/breakfast room and separate dining room
 - Sitting room with beautiful inglenook fireplace
- Study with corner window capturing the country views
 - Double garage and ample off road parking with accommodation above
- Charming character features throughout but without listed status

Viewing strictly by appointment
Symonds & Sampson
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Accommodation

Having been extended extensively over the years, Readers Cottage boasts a wealth of accommodation over two floors. The property can be entered via by the porches located at either end of the cottage, with one porch leading into a hallway which provides access to the utility room and has stairs rising to the principle bedroom. Following through the ground floor, there is an inviting kitchen/breakfast room, featuring a handcrafted solid wood shaker style kitchen and bi-fold doors opening onto the garden; a beautiful dining room displaying exposed beams and stone wall and the delightful sitting room with an impressive inglenook fireplace. The sitting room has a cosy snug area that leads to a second hallway with a cloakroom and entrance porch leading back outside. A small number of steps lead into a study with a corner window that offers a distracting view of the surrounding countryside and fitted bookcases. The secondary stair case leads to a family bathroom, and bedrooms two and three.

Bedroom one, enjoying the privacy of it's own stair case, also benefits from the properties more recent extension, as it now has a well-appointed dressing area with ample built-in storage space. In addition, there is a full fitted en suite, with shower, basin, WC and further built-in storage.



Outside

The expansive garden, extending 0.53 acres, offers a tranquil oasis with stunning views. Carefully landscaped with mature plants, colourful flower beds, and a vegetable garden, it provides a delightful space for outdoor enjoyment.

There are various outdoor seating areas adjoining the property as well as a summer house sitting in an elevated, west facing position and benefitting from heating which is the perfect evening retreat to enjoy many a sunset. A range of sheds and workshop

In addition, the property benefits from ample off road parking and a double garage, with light and power, that has a room at the back, currently fitted with a kitchen, and a veranda overlooking the lower garden.

Annex

Sitting above the double garage, the Annex enjoys it's own access from the garden, allowing it to privately sit

separately from the main house. There is a kitchenette, spacious, triple aspect sitting room/bedroom that also enjoys the countryside views and a shower room, benefitting from electric heating.

Situation

Readers Cottage sits in a private setting with unspoilt views of the surrounding countryside, with ample walks on the doorstep. St Peters Church Goathill is a short walk away and the village is located approximately 1 mile away from the village of Milborne Port which offers a butchers and award winning Fish & Chip shop and a small precinct where a weekly produce market is held on a Saturday morning. The village also benefits from a Cooperative store, doctors surgery, pharmacy, hairdressers and two pubs. In addition, there is The Clockspire which is a fine dining restaurant and bar which is gaining a fantastic reputation.

Readers Cottage is situated within 4 miles of Sherborne where the main shopping street offers a wide range of shops,

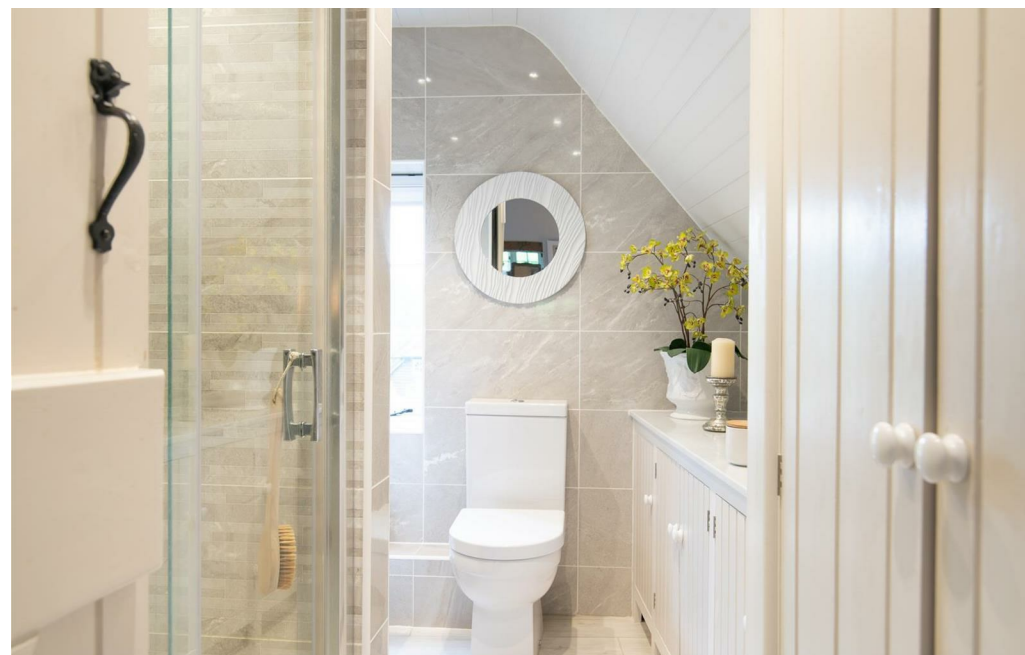
local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (8.2 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazelgrove and the Bruton schools. 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 and water. Private drainage. Oil central heating

Dorset Council





Council Tax Band F

Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is available outdoors but limited indoors

(Information from Ofcom <https://www.ofcom.org.uk>)

Agents Note

Please note, there is a restriction in place prohibiting using the annexe as a rental or for commercial use.



Directions

Travel east from Sherborne along the A30 for about two miles to the village of Milborne Port. On reaching the village, turn right onto Goathill Road just after the Texaco garage. After just over a mile turn left to stay on Goathill Road. The second driveway entrance to the property (the entrance nearest the house) will be found on the right after about 120 yards. What3words///acquaint.blotches.conquests

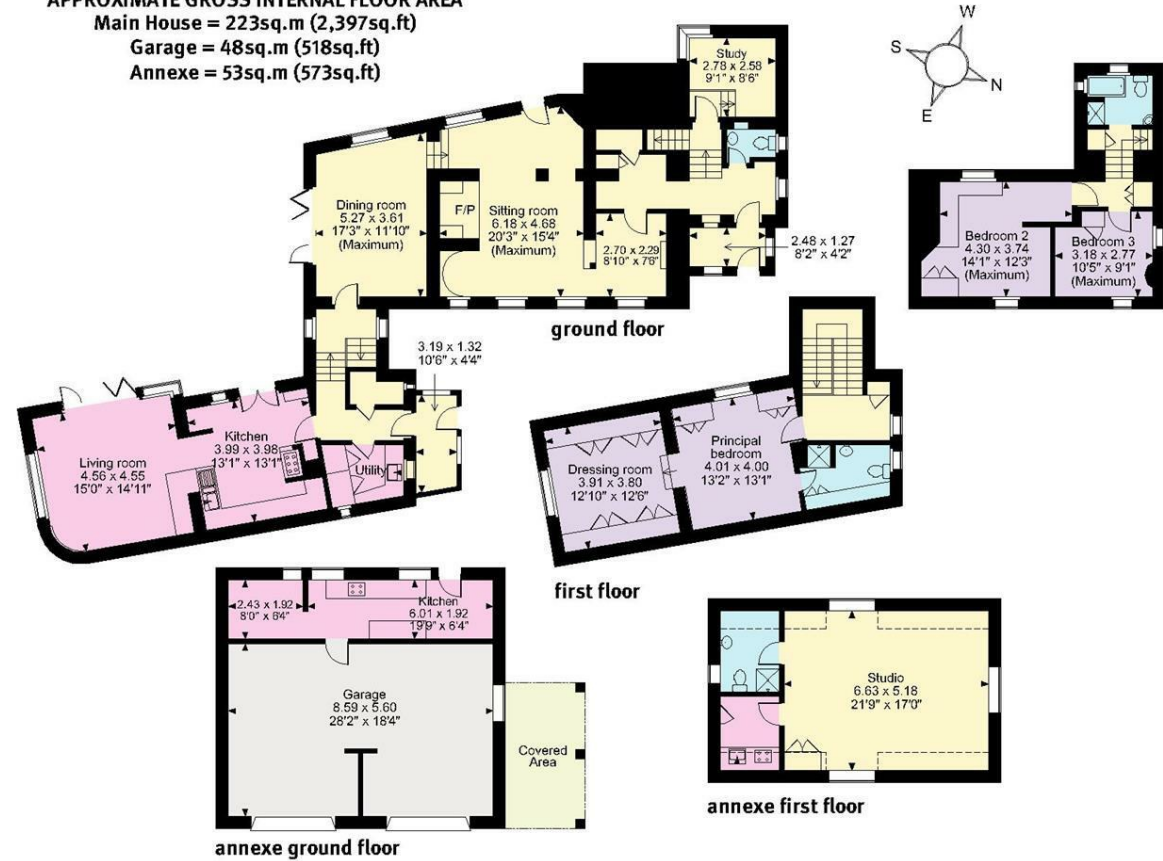
Readers Cottage, Goathill, Sherborne, Dorset

APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House = 223sq.m (2,397sq.ft)

Garage = 48sq.m (518sq.ft)

Annexe = 53sq.m (573sq.ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SHE/AWW/13032024

□ Denotes restricted head height

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