



Yorke Cottage, 49 Acreman Street, Sherborne

A charming, two bedroom character cottage, with off road parking for one and a pretty garden, located within a short distance of Sherbornes town centre.

Guide Price
£375,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Yorke Cottage,
49 Acreman Street,
Sherborne,
DT9 3PG**

- Two bedroom charming cottage
- Well-presented accommodation
 - Two reception rooms
 - Character features throughout
- South-West facing rear garden with pedestrian access
 - Parking or one car
- With in easy reach of Sherborne's town centre

Viewing strictly by appointment
Symonds & Sampson
01935 814488





This charming character cottage, believed to date back to the mid 19th century, boasts a perfect blend of character and modern convenience, in a central location. The property benefits from two reception rooms, a fitted kitchen with pantry and cloakroom. On the first floor there is a spacious double bedroom and bathroom, with a further double bedroom on the second floor, benefitting from an en suite WC. There is a terraced rear garden and off road parking for one car to the front.

Accommodation

This charming terraced house on Acreman Street boasts character features throughout, showcasing the timeless elegance of its mid 19th century origins.

As you step inside, you are greeted by a cosy sitting room with an open fireplace, and sash window. This leads through to a dining room via a cottage door which has stairs rising to the first floor. The kitchen is at the rear of the property and is fully fitted with shaker style base and drawer units, a ceramic sink with mixer tap and drainer, four ring electric hob, eye level oven, integral fridge, and compact Neff dishwasher. A stable door gives access to the boot room, which leads to the garden. Off the kitchen is a lobby giving access to a useful larder and cloakroom comprising WC and wash basin where the wall mounted Vaillant combination boiler is situated.

The first floor is home to a spacious double bedroom with a sash window to the front, a feature fireplace and built in storage. There is also a tasteful four piece bathroom suite, fitted with a freestanding bath, shower, WC and wash hand basin with cupboard under.

Stairs rise from the landing to the top floor double bedroom, with two dormer windows overlooking the garden, fitted wardrobes and eaves storage and an en suite toilet.

Spanning 1,028 sq ft, this property offers a generous living space that is both cosy and functional, with a characterful feel throughout.

Outside

To the front of the property is an area providing enough space to park a small car off the road.

The rear garden is fully enclosed with a gate to the rear onto a path. Steps lead up to a lovely decked area, where you can enjoy sun. Further shallow steps lead up to a lawn area and a garden shed, and a gate leads onto the rear footpath providing pedestrian access.

Situation

Situated in a sought-after location, the property enjoys easy access to Sherborne's amenities, with picturesque countryside views and historical landmarks nearby.

Sherborne's 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 (5.5 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 electric, gas, water and drainage.
Gas central heating.
Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band C

Ultrafast broadband is available.
Mobile coverage available outdoors with some providers having limited coverage indoors.
Source ofcom: <https://checker.ofcom.org.uk/>

The government flood risk assessment reports medium risk of surface water flooding. The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their or previous ownerships.

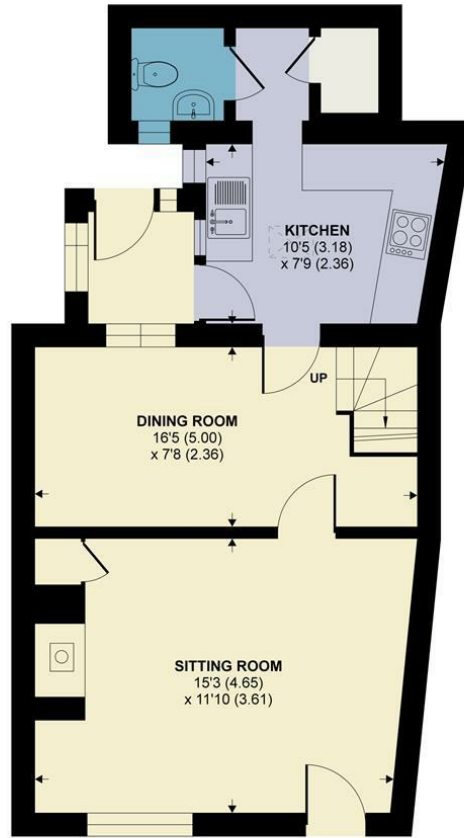
Acreman Street, Sherborne

Approximate Area = 1028 sq ft / 96 sq m
 Limited Use Area(s) = 44 sq ft / 4 sq m
 Total = 1072 sq ft / 100 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Directions

Turn off the A30 at Kitt Hill and proceed onto Acreman Street. Continue down Acreman Street and then the property will be found, just before the Sherborne prep school, on the right hand side. [what3words///item.chips.grinders](https://www.what3words.com/what3words///item.chips.grinders)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2021. Produced for Symonds & Sampson. REF: 738240

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01935 814488
 4 Abbey Corner Half Moon Street
 Sherborne
 Dorset
 DT9 3LN
sherborne@symondsandsampson.co.uk

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