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Brierley Hay, Yetminster



## 2

Brierley Hay  
Yetminster  
DT9 6NR

A detached three-bedroom bungalow located in a highly sought-after area, offering well-presented accommodation throughout. The property features a beautifully maintained garden and benefits from its convenient proximity to local amenities. Additional advantages include a garage and off-street parking, making this an ideal home for those seeking comfort, practicality, and a desirable location.



- Three bedroom detached bungalow
- Well presented and flexible accommodation throughout
  - Garage and parking
- Situated in a sought after village location
  - Close proximity to amenities
  - No onward chain

Guide Price **£425,000**

Freehold

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## THE DWELLING

This detached three-bedroom property is situated in a highly sought after village, tucked away within a desirable and well regarded close. The home offers well presented and carefully maintained accommodation throughout, having been exceptionally well cared for by the vendor.

## ACCOMMODATION

The property is entered via a central hallway, which provides a spacious and welcoming atmosphere. To one side, you'll find the main living accommodation, while the opposite side leads to the bedrooms. The hallway also houses two useful storage cupboards, one containing the boiler and the other the water tank, as well as access to a convenient cloakroom.

The kitchen is well-equipped to meet all culinary needs, featuring a range of quality cabinetry, high-end integrated appliances, and ample space for additional white goods. A door from the kitchen leads directly out to the rear of the property.

The generous living/dining room enjoys a dual aspect, with a bay window to the front and sliding doors opening to the rear garden. This versatile space comfortably accommodates both lounge and dining furniture, making it ideal for modern living.

The master bedroom, located at the rear, benefits from fitted wardrobes, while the second double bedroom, positioned at the front, includes built-in wardrobes. The third bedroom, also at the front, offers flexibility and could serve as an additional bedroom or a reception room/home office.

The shower room has been stylishly finished with a sleek modern suite, including a shower enclosure, WC, and a vanity unit.

## GARDEN

The rear garden is fully enclosed by fencing, providing a private and secure outdoor space. A paved patio area sits adjacent to the house, perfect for outdoor dining and entertaining, while a well maintained lawn extends across the garden, complemented by a variety of mature flower beds. A garden shed is tucked into one corner, and side access is available on both sides of the property. The rear garden also provides access to the oil tank and the single garage, which is equipped with light and power.

To the front, the garden is predominantly laid to lawn, interspersed with a selection of mature trees.

## MATERIAL INFORMATION

Mains electric, gas, water and drainage connected to the property.

Oil central heating.

Broadband - Superfast broadband is available.

There is mobile coverage available in the area, please refer to Ofcom's website for more details.

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

Dorset Council

Council Tax Band: E

Solar panels are owned outright to the property.

Probate granted.

## SITUATION

The property is conveniently located with close proximity of local village amenities, including a pub, village hall, shop/post office, veterinary practice, GP surgery with pharmacy, café and a primary school. The village has a train station offering services to Bath, Bristol, Dorchester and Weymouth. Only some six miles away is the historic Abbey town of Sherborne, providing a variety of cultural sights and activities as well as restaurants, bars, independent shops, excellent sporting facilities and well-regarded schools such as Sherborne Boys and Girls, The Gryphon School and Leweston. Additionally, Sherborne Station offers direct train services to London Waterloo, Yetminster also offers a train halt.

## DIRECTION

What3words - ///brimmed.intensely.badly





Energy Efficiency Rating		
Very energy efficient - lowest running costs		
A++ (91-100)	A (69-78)	D (40-48)
A+ (81-90)	B (59-68)	E (39-48)
A (71-80)	C (50-58)	F (31-38)
B (61-70)	D (40-48)	G (1-30)
C (51-60)	E (39-48)	
D (41-50)	F (31-38)	
E (31-40)	G (1-30)	
F (21-30)		
G (1-20)		
England & Wales		

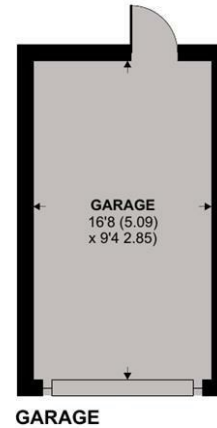
## Brierley Hay, Yetminster, Sherborne

Approximate Area = 1124 sq ft / 104.4 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1280 sq ft / 118.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1328359



Sherb/JM/0725



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