

Symonds
& Sampson



204

High Street, Milborne Port, Sherborne

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Milborne Port
Sherborne
DT9 5AG

A charming Grade II listed home with 1241 sq ft of spacious interiors, character features, and a south-facing garden. Benefits include a versatile summerhouse, stone barn with exceptional potential, and beautiful views of the neighbouring ancient church, all set within a generous, private plot.



- Grade II Listed three bedroom property
 - Character features throughout
 - Light a spacious accommodation
 - South facing garden
- Versatile outbuildings offering potential subject to the necessary consents
 - Close proximity to amenities

Offers In Excess Of £350,000
Freehold

Sherborne Sales
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THE DWELLING

Believed to date back to the early 19th century, this Grade II listed property is constructed of coursed local stone beneath a plain clay tile roof. The property offers spacious accommodation across two levels, showcasing charming and characterful features with interiors in keeping with its historic origins.

The property enjoys a deceptively large garden with beautiful views of the neighbouring ancient church, along with further outlooks to the rear. Within the grounds, a traditional stone outbuilding provides additional potential and further enhances the appeal of this historic property.

ACCOMMODATION

The large entrance hall provides access to the ground floor reception areas. The living/dining room offers spacious, light-filled accommodation, with the living area arranged around an impressive stone hearth housing a cast iron log-burning stove beneath a bressummer beam mantel. Exposed beams and window seats further enhance the character of the property.

The dining area is thoughtfully separated by partial panelling, allowing light to flow throughout while maintaining a natural division between spaces. Positioned to the rear, it enjoys French doors opening directly onto the garden.

The kitchen combines practicality with charm, fitted with painted cupboards and drawers, complemented by matching wall panelling and a central island unit. Stone flooring and a window seat add to the character of the room, while a door provides further access to the garden.

On the first floor, a generous landing filled with natural light includes linen cupboards and leads to three well-proportioned bedrooms. These are served by the family bathroom, fitted with a complete suite.

GARDEN

The main garden is situated at the rear of the property and enjoys a sunny, south-facing aspect. This generous and level plot is laid predominantly to lawn, enclosed by timber fencing and natural stone walls.

A south-facing paved patio provides an ideal seating area, enjoying a good degree of privacy and acting as a real suntrap. Glazed double French doors open from the main reception room onto this space. The garden is enhanced by outside lighting, well-stocked flower beds, mature trees and established borders, together with a useful bin store and side access via a timber gate.

To the rear, a timber summerhouse with French doors, power, and lighting provides a versatile space suitable for a home office or study. Positioned on the boundary line of the garden, a substantial stone-built barn features exposed rafters, side windows, light and power. This impressive building offers exceptional potential, subject to the necessary planning permissions and includes an outdoor cloakroom.

SITUATION

Located with the heart of Milborne Port. Local amenities include Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, a Co-op store, doctors' surgery, pharmacy and hairdresser. The Clockspire, a fine dining restaurant, is also nearby.

Milborne Port is a short drive from the historic town of Sherborne, offering a range of shops, businesses, and a Waitrose supermarket.

Yeovil (5.5 miles) and Dorchester (18 miles) are also within reach. Sherborne has a regular mainline service to Waterloo, and Castle Cary offers fast trains to Paddington.

The village is served by a highly regarded primary school, with Sherborne offering additional options. Secondary education is provided by The Gryphon School, while private schools nearby include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools.

MATERIAL INFORMATION

Mains electric, gas, water and drainage.
Gas central heating

Broadband - Superfast broadband is available.
Mobile phone network coverage is available at the property for further information please refer to Ofcom <https://www.ofcom.org.uk>
Somerset Council
Council Tax Band: C

The neighbouring property hold a right of access over the properties garden for rear access.

The property holds a Grade II Listed status.

DIRECTIONS

What3words - ///narrow.then.outwards



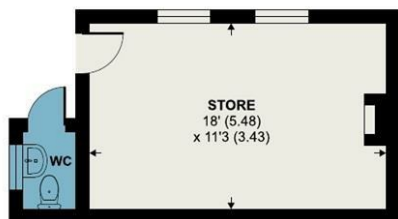
High Street, Milborne Port, Sherborne

Approximate Area = 1246 sq ft / 115.7 sq m

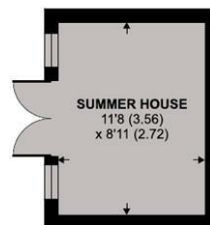
Outbuildings = 321 sq ft / 29.8 sq m

Total = 1567 sq ft / 145.5 sq m

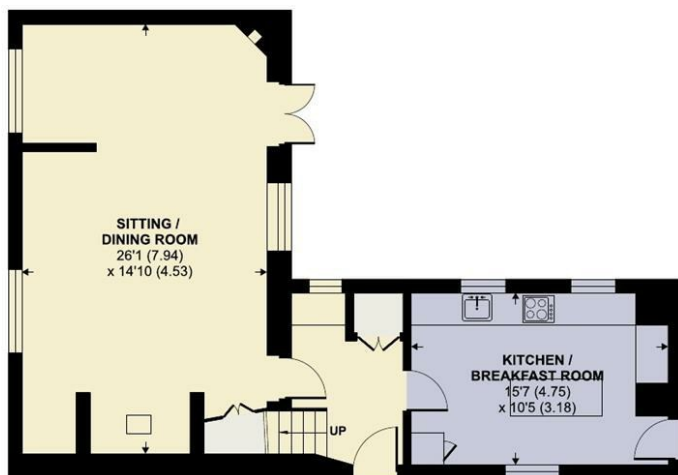
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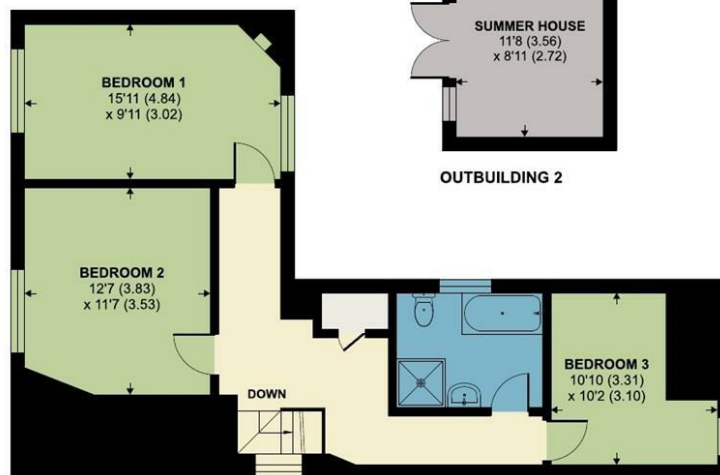
OUTBUILDING 1 / 3



OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



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: 1341962



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