



Symonds
& Sampson

Greystones

79 Church Street, Milborne Port, Sherborne

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Milborne Port
Sherborne
DT9 5DJ

Retaining many original period features throughout, this charming two-bedroom cottage enjoys an idyllic position in the heart of Milborne Port. The property offers spacious and characterful accommodation arranged over two floors and benefits from a delightful south-facing garden.



- Grade II Listed two bedroom cottage
- Retaining original character features
- Spacious accommodation throughout
- South facing rear garden with outbuildings
- Situated in an idyllic position in a sought after village
 - No onward chain

Guide Price **£325,000**

Freehold

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THE DWELLING

Believed to date back to the 17th century, this charming two-bedroom cottage retains a wealth of character features throughout both floors and offers well-proportioned accommodation on each level. To the rear lies a delightful south-facing garden, providing an ideal space to relax and enjoy the surroundings. The property is tucked away on a no-through lane in a particularly scenic part of Milborne Port, within close proximity to the village amenities.

ACCOMMODATION

A central entrance hall sits towards the rear of the property, providing access to both reception rooms on either side, as well as a door leading out to the garden. Off the hallway is a useful storage cupboard, currently utilised as a pantry and housing white goods. The kitchen/dining room offers a sociable open-plan layout, with the kitchen area neatly positioned to one corner and fitted to cater for all culinary needs, including space for additional appliances. At the heart of the room is a large inglenook fireplace with a log burner insert, creating a welcoming focal point. The staircase to the first floor rises from this space. On the opposite side of the entrance hall, the living room features another impressive inglenook fireplace, complemented by charming window seats with shutters and exposed ceiling beams, adding to the cottage's warmth and character.

The first floor features a spacious landing with a window overlooking the rear garden, complete with a window seat beneath. The second bedroom is accessed first from the stairway and showcases charming elm plank flooring. Positioned at the far end of the

landing, the principal bedroom is generously proportioned and includes a built-in wardrobe. The bathroom, situated between the two bedrooms, is a well-sized room fitted with a full suite, also housing the water tank and boiler. The landing offers additional storage from the stairway alongside access to the loft space.

GARDEN

To the rear, the delightful south facing garden enjoys a wonderfully private aspect. Beautifully arranged, it is principally laid to lawn and framed by well established flower and shrub borders, with a central pathway leading towards the rear of the space. Adjacent to the cottage, a charming stone outbuilding provides generous additional space, currently accommodating white goods and offering excellent storage. Alongside lies an outdoor WC. To the rear of the garden, a further outbuilding offers additional storage and opens onto a pathway offering shared rear access.

MATERIAL INFORMATION

Mains electric, gas, drainage and water.
Gas Central Heating.

Broadband - Ultrafast broadband is available.
Mobile phone coverage is limited inside but is likely outside on most major networks.
(Information from Ofcom <https://www.ofcom.org.uk>)
Somerset Council
Council Tax Band: C

This property lies within a conservation area.

The property holds a Grade II Listed status.

SITUATION

Located in the heart of Milborne Port on a quiet no-through road, this charming setting combines convenience with tranquillity. The village offers an excellent range of local amenities, including Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, Co-op store, doctors' surgery, pharmacy, and hairdresser. The highly regarded fine dining restaurant, The Clockspire, is also just a short stroll away.

Milborne Port lies only a short drive from the historic town of Sherborne, which provides a further selection of shops, boutiques, cafés, and a Waitrose supermarket. The larger towns of Yeovil (approximately 5.5 miles) and Dorchester (around 18 miles) are also within easy reach. Sherborne benefits from a mainline railway station offering a regular service to London Waterloo, while nearby Castle Cary provides fast trains to London Paddington.

The village is served by a well-regarded primary school, with further excellent educational options available in Sherborne. Secondary education is provided by The Gryphon School, and there are several highly respected independent schools in the area, including the Sherborne Schools, Leweston, Hazlegrove, and the Bruton Schools.

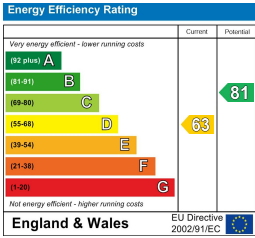
DIRECTIONS

What3words - ///jousting.spire.middle



Milborne Port, Sherborne

Approximate Area = 1189 sq ft / 110.5 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 1256 sq ft / 116.7 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: 1369067



Sherb/JM/1025



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