

Rolfe East



North Street, Bradford Abbas, DT9

Guide Price £850,000

- PRETTY GRADE II LISTED DETACHED NATURAL STONE COTTAGE IN TOP VILLAGE ADDRESS.
- DETACHED TWO STOREY OUTBUILDING WITH EXTRA LIVING ACCOMMODATION.
- LPG FIRED CENTRAL HEATING AND SOME UNDER FLOOR HEATING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- HUGE ACCOMMODATION EXTENDING TO 3381 SQUARE FEET.
- GARDENS ON BOTH SIDES AND WEST FACING REAR GARDEN.
- PRIVATE DRIVEWAY PARKING FOR 2-4 CARS.
- STUNNING LEVEL GARDEN EXTENDS TO JUST UNDER HALF AN ACRE (0.46 ACRES APRX).
- MULLION WINDOWS, INGLENOOK FIREPLACE, FLAGSTONE FLOORS, EXPOSED BEAMS.
- SHORT WALK TO VILLAGE PUB AND POPULAR PRIMARY SCHOOL.

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'Chantry Cottage' is an exquisite, period stone, thatched, detached, double fronted cottage dating back to the early 17th century (early 1600's). This very pretty home is located in one of the best addresses in this picturesque Dorset village. It stands in a large plot and level gardens on both sides and rear, extending to nearly half an acre (0.46 acres approximately). The rear garden boasts a sunny, west-facing aspect and a good degree of privacy. There is a huge, natural stone, two storey outbuilding consisting of entrance hall, kitchen / breakfast room, ground floor double bedroom and en-suite shower room plus WC. On the first floor, there is a large studio room with first floor sun terrace. This offers fantastic ancillary accommodation to the main house, a self-contained annex or excellent work-from-home space. This could be an excellent form of income in the form of a residential or holiday let, subject to the necessary planning permission. The house is complimented by private driveway parking for approximately two to four cars. The cottage is protected by Grade II listing and retains many appealing character features including an Inglenook fireplace, Flagstone floors, Ham stone mullions with leaded light windows, exposed beams and window seats. The well-arranged, deceptively spacious accommodation extends to 3381 square feet and enjoys excellent levels of natural light from many dual and multiple aspects. It comprises entrance reception hall, drawing room with cut Ham stone fireplace, dining room, sitting room, kitchen / breakfast room, utility room and ground floor WC / cloakroom. There is also an attached garden room requiring restoration. On the first floor there is a split-level landing area, four generous bedrooms and a family bathroom. The house has LPG-fired radiator central heating and some under floor heating while outbuilding also has double glazing plus electric convactor heaters. There are superb countryside walks not far from the front door.



Council Tax Band: G



It is only a short walk to the village centre and amenities, including village pub, parish church and sought-after primary school. It is a short drive to the Abbey town of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. It also has the mainline railway station in the centre of the town, making London Waterloo in just over two hours without changing your seat. The property is perfect for those aspiring families or couples looking for the ideal village lifestyle, couples cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the residential letting, holiday letting or pied-a-terre market. The current owners are looking for offers in excess of £850,000. THIS SIMPLY LOVELY HOME MUST BE VIEWED INTERNALLY IN ORDER TO BE FULLY APPRECIATED.

Thatched storm porch with outside light, period front door leads to entrance reception hall.

Entrance Reception Hall – 24' Maximum x 11'1 Maximum

A generous greeting area providing a heart to the home, flagstone floors, oak staircase rises to the first floor, exposed beams, door leads to understairs storage cupboard space, moulded skirting boards and architraves, multi pane glazed door to the rear garden, leaded light window to the rear, doors lead off the entrance reception hall to the main ground floor rooms.

Sitting Room – 18'6 Maximum x 23'10 Maximum

A beautifully proportioned main reception room enjoying a light triple aspect with two Hamstone mullion leaded light windows to the front, window seat, Hamstone mullion leaded light windows to the side, multi pane glazed double French doors open on to the rear garden, exposed beams, cut Hamstone open fireplace and hearth, two radiators, TV point, telephone point, door leads to Orangery.

Snug/ second reception room – 18' Maximum x 17'3 Maximum

A second generous reception room enjoying a light dual aspect with Hamstone mullion leaded light window to the front, leaded light window to the side, exposed beams, stone inglenook fireplace, flagstone hearth, radiator.

Dining Room – 18'5 Maximum x 12'10 Maximum

A well-proportioned dining room able to accommodate large dining room table, flagstone floor, multi pane glazed double French doors opening on to the rear garden, leaded light window to the rear, inset ceiling lighting, cut Hamstone recess, door leads from the dining room to the kitchen breakfast room.

Kitchen Breakfast Room – 17'7 Maximum x 9' Maximum

A range of contemporary Shaker-style kitchen units comprising composite stone effect work surface and surrounds, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, a range of drawers pan drawers and cupboards under, integrated dishwasher, recess provides space for upright fridge freezer, large range-style electric oven and grill with five burner gas hob, glass

splashback, cooker hood over, shelved recess. This room enjoys a light triple aspect with two double glazed Velux ceiling windows to the rear, multi pane leaded light windows to both sides, multi pane window to the rear, breakfast bar, ceramic floor tiles, inset ceiling lighting, glazed and panelled door from the kitchen leads to the utility room.

Utility Room – 7'9 Maximum x 13'10 Maximum

A range of fitted kitchen units, stone effect work surface and surrounds, cupboard under, space and plumbing for tumble dryer and washing machine, matching wall mounted cupboards, unvented hot water cylinder and immersion heater, wall mounted Worcester Bosch boiler, multi pane window to the side, ceramic floor tiles, latch door to the rear, inset ceiling lighting, door from the entrance hall leads to cloak room.

Cloak Room – Fitted low level WC, ceramic wash basin on tiled worksurface, mixer tap over, leaded light window to the rear, quarry tiled floor.

Staircase rises from the entrance reception hall to the first floor landing.

Landing – 19'11 Maximum x 8'8 Maximum

Exposed beams, two radiators, leaded light window to the rear overlooks the rear garden, window seat, ceiling hatch and loft ladder leads to loft storage space, doors lead off the landing to the first floor rooms.

Bedroom One – 17'6 Maximum x 13' Maximum

A generous double bedroom enjoying a light dual aspect with multi pane windows to the side and rear, exceptional ceiling heights with exposed beams, window seat, radiator, wash basin with tiled splash back, shaver light.

Bedroom Two – 18'8 Maximum x 11'3 Maximum

A second generous double bedroom enjoying a light dual aspect with Hamstone mullion leaded light window to the front with window seat, multi pane window to the rear overlooks the rear garden, radiator.

Bedroom Three – 12'6 Maximum x 11'11 Maximum

A third generous double bedroom, Hamstone leaded light window to the front, radiator, exposed beams.

Bedroom Four/ Office – 8'8 Maximum x 8'9 Maximum

Two multi pane windows to the side, radiator, wash basin with tiled splash back, shaver light, panelled doors lead to fitted wardrobe cupboard space.

Family Bathroom – 12' Maximum x 8'6 Maximum

A period-style white suite comprising pedestal wash basin, low level WC, panelled corner bath with tiled surrounds, multi pane window to the side, shaver light and point, double doors lead to linen cupboard space, slatted shelving, further door to eaves storage cupboard.

Outside

This stunning detached cottage stands in level grounds and plot of just under half an acre (0.46 acres approximately).

At the front of the property, there is an area of verge and front garden laid to stone paving, thatch storm porch with outside light, a variety of climbing roses, mature Yew hedge.

At the side of the property, there is vehicular access to a private driveway, measuring 26'3 in depth x 23' in width. This tarmac driveway provides offroad parking for several cars. Timber gates on both sides of the property lead to the main rear garden.

The rear garden is simply fantastic and laid to a mixture of natural stone paving and lawn. It enjoys a westerly aspect and the afternoon sun, large sunken stone paved patio area with inset ornamental fishpond, outside tap, outside power point, feature box hedging, attached Orangery.

Orangery (requiring some restoration) – 16'8 Maximum x 6'2 Maximum

Light and power connected, multi pane windows to the front and side, personal door to the sitting room.

The garden continues at the rear, a variety of well stocked flower beds and herb gardens, natural stone well feature, rainwater harvesting butt, stone archway leads to large lawned garden on the northern side of the property. This is enclosed by mature hedges and natural stone walls and boasts a variety of mature trees, greenhouse, area to store recycling containers and wheelie bins, Calor gas tank, outside power point. Further garden continues at the rear of the property beyond the natural stone wall. This area is laid to lawn and is enclosed by mature hedges, natural stone folly, large detached timber garden store.

Timber Garden Store / Workshop – 15'10 Maximum x 9'11 Maximum

Light and power connected.

Further garden area laid to wood chippings, mature yew tree.

Detached Stone Outbuilding

Front door from the driveway area leads to entrance hall.

Entrance Hall – 13'2 Maximum x 8'10 Maximum

Oak staircase rises to the first floor, double glazed window to the front, door leads to understairs





storage cupboard space, electric convector heater, oak doors lead off the entrance hall to the main ground floor rooms.

Kitchen Breakfast Room – 12'4 maximum x 8'10 Maximum

Double glazed window to the front, personal door to the side, a range of cream Shaker-style kitchen units comprising oak effect laminated work surface, decorative tile surrounds, inset one and a half sink bowl and drainer unit, mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated fridge, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, breakfast bar, tiled surrounds, electric heater, oak flooring.

Ground Floor Bedroom – 12'4 Maximum x 9'11 Maximum

A generous double bedroom, double glazed window to the side, electric convector heater, TV point, oak door leads to en-suite shower room.

En-suite Shower Room – 6'5 Maximum x 6'4 Maximum

A modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted electric shower over, tiled walls and floor, chrome heated towel rail, double glazed window to the rear, shaver light and point, inset ceiling lighting, extractor fan.

Ground Floor Cloakroom – Fitted low level WC, wall mounted wash basin, tiled splashback, double glazed window to the side, tiled floor, extractor fan.

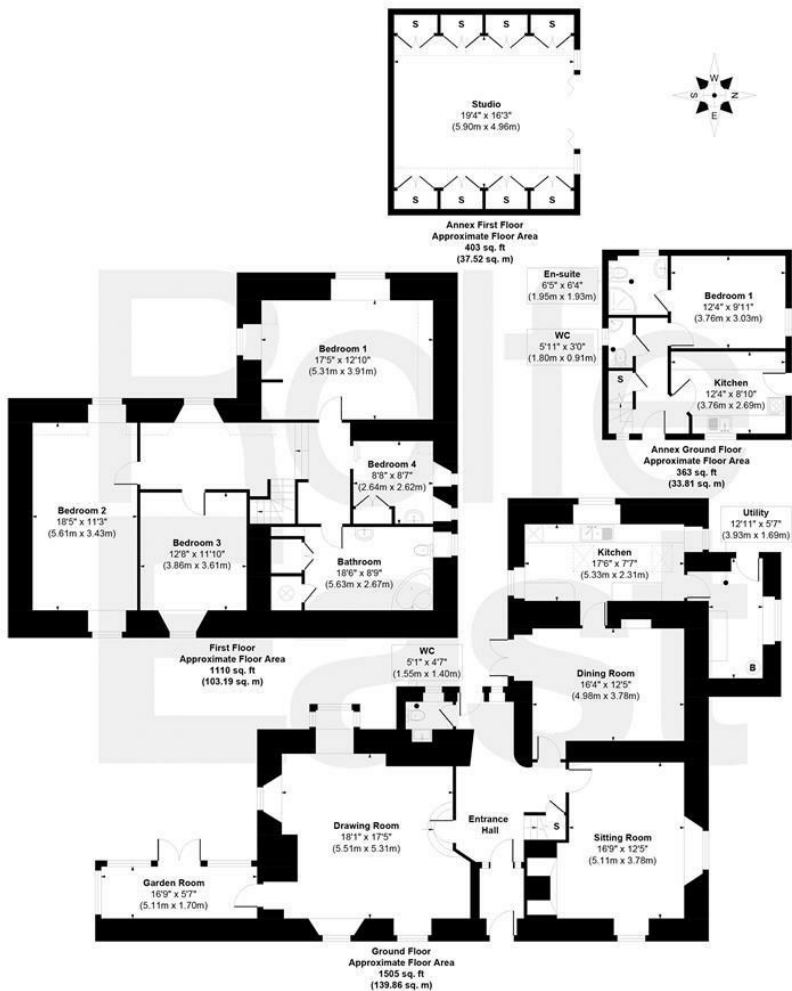
Oak staircase rises from the entrance hall to the first floor studio / sitting room.

Studio / Sitting Room – 19'5 Maximum x 16'3 Maximum

A magnificent open-plan room with vaulted ceiling, full height bespoke oak double glazed windows to the side with double glazed oak bi folding doors opening on to sun terrace, oak floors, doors lead to eaves storage cupboard space.



North Street, Bradford Abbas, DT9



Viewings

Viewings by arrangement only.
Call 01935814929 to make an appointment.

Council Tax Band

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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		EU Directive 2002/91/EC	