

# Rolfe East



## MiddleMarsh, DT9

Open To Offers £1,175,000

- ATTRACTIVE DOUBLE-FRONTED EARLY 17th CENTURY GRADE II LISTED FARMHOUSE.
- LUCRATIVE INCOME FROM HOLIDAY LETS.
- ECO BIOMASS HEATING SYSTEM, 16 SOLAR PANELS AND LINKED UNDERFLOOR HEATING.
- NO FURTHER CHAIN.
- HUGE FLEXIBLE ACCOMMODATION EXTENDING TO 5414 PLUS OUTBUILDINGS AND BARN.
- PLOT AND GARDENS EXTENDING TO 6.5 ACRES.
- TOTAL OF 8 BEDROOMS AND SIX RECEPTION ROOMS.
- TWO SUBSTANTIAL SEMI-DETACHED HOLIDAY COTTAGES WITH TWO DOUBLE BEDROOMS.
- IDEAL FOR MULTI-GENERATIONAL LIVING OR LARGE FAMILIES.
- SHORT DRIVE TO SHERBORNE AND MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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# Middlemarsh, DT9

NO FURTHER CHAIN. 'Bridles Farm' is a substantial (5414 square feet plus barns and outbuildings), natural stone, period, double-fronted, Grade II listed farmhouse standing in stunning level gardens and plot extending to 6.5 acres. The property comes with two semi-detached two endouble bedroom cottages, currently used as lucrative holiday let investments. The house is in a favourable semi-rural setting but with access to the A352 road linking historic Sherborne town with the trendy, popular market town of Dorchester. Both are within a short driving distance. The property boasts fabulous views at the front and rear as well as a south-facing rear garden that enjoys good levels of privacy. The property boasts a sweeping private driveway approach leading to a large farmyard, providing extensive off-road parking and space for caravans, horseboxes, trailers, boats and more. There is a detached garage plus various open barns / carport. The house is well presented, retaining many character features including exposed heavy beams and rafters, Inglenook fireplace with cast iron log burning stove and

 8  6  6  B

Council Tax Band: F



stone mullion windows. The property is equipped for a carbon-neutral future with a biomass radiator central heating system and linked under floor heating, 16 solar panels and solar hot water with an unvented, pressurised hot water system. There is some double glazing. The deceptively spacious, well-arranged accommodation is sociable and flexible, comprising large entrance reception hall, sitting room, dining reception room, large farmhouse kitchen / breakfast room, garden room, boot room / rear lobby, snug, office and ground floor WC / cloakroom. On the first floor there is a large split level landing area, master bedroom with en-suite shower room, three further generous bedrooms and a family bathroom. The holiday cottages both consist of two double bedrooms – both with en-suite shower rooms and kitchen / living room areas. There are fantastic countryside walks near the front door

Pine double glazed and panelled front door leads to ENTRANCE RECEPTION HALL: 18'5 maximum x 4'10 maximum. A useful greeting area providing a heart to the home, painted panel walls, ceramic floor tiles, telephone point. Staircase rises to the first floor. Door leads to understairs cupboard space. Doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 17'4 maximum x 15'11 maximum. A generous main reception room enjoying a light dual aspect with mullion window to the front, views over fields, mullion window to the rear overlooking the rear garden. Period Inglenook fireplace with large cast iron log burning stove, fitted oak cupboards and illuminated glazed display cabinet, radiator. Pine doors lead off the sitting room to further rooms.

SNUG / OCCASIONAL GROUND FLOOR BEDROOM: 11'11 maximum x 10'9 maximum. Mullion window to the front, period fireplace with cast iron log burning stove, radiator.

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM: 10'9 maximum x 7'10 maximum. Double glazed period style window to the rear overlooks the rear garden. Exposed beams and stonework.

FARMHOUSE KITCHEN BREAKFAST ROOM: 17'7 maximum x 13'6 maximum. A well-proportioned kitchen enjoying a light dual aspect with mullion window to the front and leaded light window to the rear overlooks the rear garden. An extensive range of period-style panelled kitchen units comprising extensive work surfaces, inset Bosch induction hob, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over. Integrated dishwasher and washing machine. A range of drawers, pan drawers and cupboards under, inset stainless steel Bosch eye level double and grill, feature period bread oven and recess for microwave. A range of matching wall mounted cupboards with under unit lighting, concealed cooker hood extractor fan, exposed beam work, radiator, recess provides space for upright fridge freezer. Pine door leads to

DINING ROOM: 16'4 maximum x 15'10 maximum. A superb sized room able to accommodate large dining room table enjoying a light dual aspect with windows to the front and side. Radiator, stone feature fire surrounds with hearth and chimney breast feature, exposed beams. Stable style door leads to

GARDEN ROOM: 15'1 maximum x 13'4 maximum. A fantastic addition with bespoke double glazed windows to both sides and rear. Double glazed double French doors opening onto the rear patio enjoying a sunny south facing aspect, radiator, ceramic floor tiles.

Glazed door from the entrance hall leads to the REAR LOBBY / BOOT ROOM: 9'6 maximum x 5'4 maximum. Double glazed windows to the rear, double



glazed door to the rear, ceramic floor tiles. Pine door leads to

**GROUND FLOOR WC / CLOAKROOM:** 5'3 x 3'4 maximum. Low level WC, wall mounted wash basin, tiled splashback, tiled floor, electric heater, double glazed window to the side, extractor fan.

Staircase rises from the entrance hall to the **FIRST FLOOR LANDING**. A huge landing area measuring 25'5 maximum x 7'5 maximum. Extensive exposed beam work, three ceiling windows to the rear.

Pine door leads to **FURTHER LANDING AREA / SECOND OFFICE:** 12'2 maximum x 8'8 maximum. Exposed beams, ceiling window to the rear. Doors lead off to the bedrooms.

**MASTER BEDROOM:** 14'8 maximum x 15'6 maximum. A generous doubled bedroom, leaded light window to the side, radiator, exposed beams, storage alcove. Door leads to

**EN-SUITE SHOWER ROOM:** 7'3 maximum x 3'8 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, extractor fan, shaver point, heated towel rail.

**BEDROOM TWO:** 15'3 maximum x 10'8 maximum. A second generous double bedroom, leaded light window to the front with secondary glazing, views across fields, radiator. Doors lead to fitted wardrobe cupboard space.

**BEDROOM THREE:** 10'8 maximum x 8'10 maximum. A third double bedroom, leaded light window to the front, radiator, exposed beams and stonework.

**BEDROOM FOUR:** 11'9 maximum x 7'8 maximum. Leaded light window to the front, radiator. Doors lead to shelved storage cupboard space.





**FAMILY BATHROOM:** 11'5 maximum x 8'5 maximum. A period style white suite comprising low level WC, panel bath, wash basin over storage cupboard, tiling in dado height, glazed shower cubicle with wall mounted mains shower over, exposed beams, leaded light window to the front, radiator, shaver point, extractor fan. Door leads to cupboard housing unvented, pressurized Gledhill hot water cylinder and immersion heater.

## OUTSIDE

This farmhouse stands in a level plot and impressive grounds of up to 6.5 acres with the rear garden boasting a sunny southerly aspect.

Sweeping driveway approach and double five bar timber gates give vehicular access to a large farmyard driveway parking area providing secure parking for an extensive number of vehicles.

Driveway leads to **DETACHED GARAGE:** 19'10 in depth x 15'5 in width. Light and power connected, metal up and over garage door. Further **OPEN-FRONTED DETACHED BARN:** 18'8 in depth x 25'1 in width. Light and power connected. Door leads to **ATTACHED TIMBER OUTBUILDING:** 17'5 x 8'3. Light and power connected, housing Biomass central heating system. Further **DETACHED OPEN BARN / CARPORT:** 23' in depth x 26'10 in width.

## TWO HOLIDAY COTTAGES:

A pair of natural stone semi-detached two-bedroom cottages currently used as holiday cottages and generating a lucrative stream of income. These cottages were converted out of a former agricultural milking shed and stores. Each cottage offers excellent family accommodation for four people with planning permission specifically for short term holiday let use only. Both have their own decked patio seating areas boasting sunny southerly aspects.

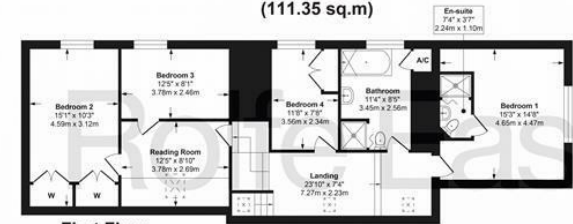
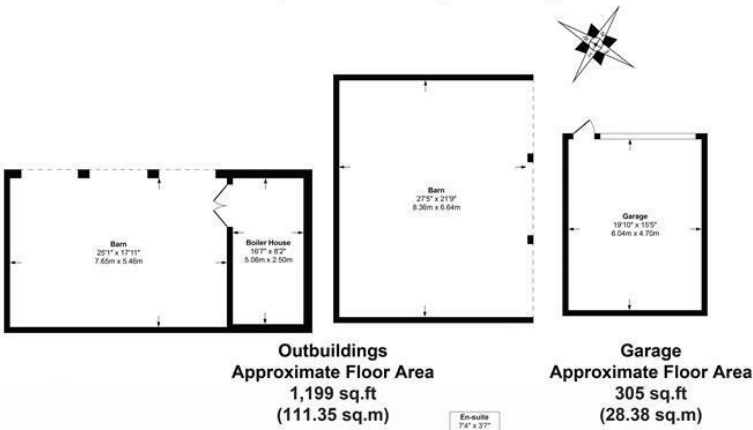
The main rear garden is situated at the rear of the property enjoying a sunny south facing aspect laid mainly to lawn. Large vegetable garden,

sunken patio area, outside lighting, poly tunnel greenhouse, large pond with timber footbridge and water feature, paved seating area. There are three major paddocks that are at the side and rear of the property enjoying a sunny southerly aspect. The garden and paddocks are level.

Please note: A public footpath and a bridleway cross this land.

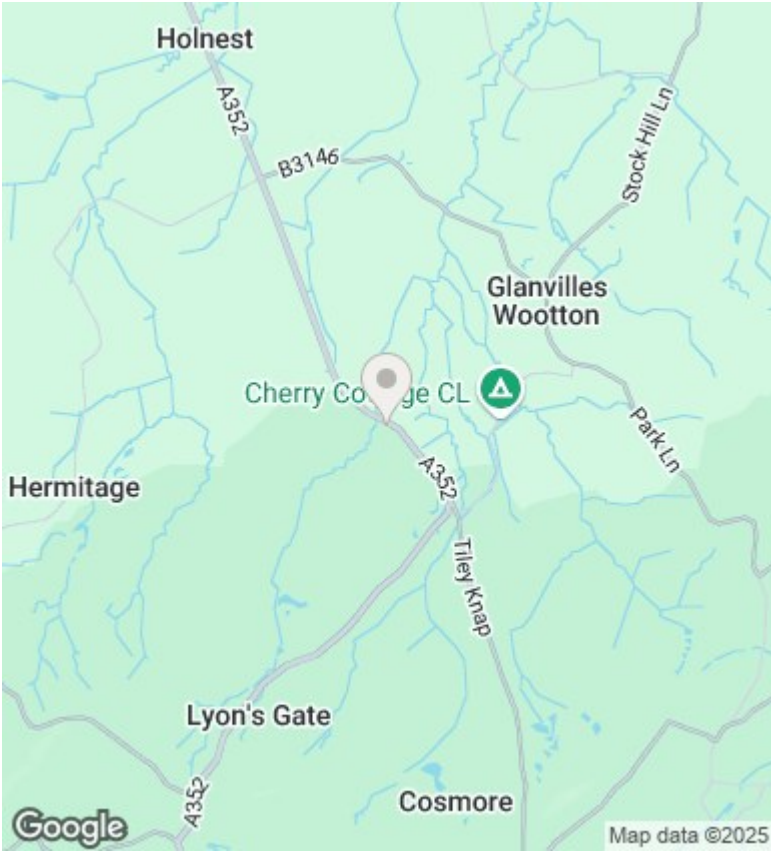


Middlemarsh, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 4,014 sq. ft / 372.96 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Viewings

Viewings by arrangement only.  
Call 01935 814 929 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	