

# Rolfe East



## Bristol Road, Sherborne, DT9

Guide Price £260,000

- PRETTY DOUBLE-FRONTED NATURAL STONE PERIOD END-OF-TERRACE COTTAGE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE / TRIPLE GLAZING.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- VACANT - NO FURTHER CHAIN.
- THREE BEDROOMS AND TWO RECEPTION ROOMS.
- REQUIRES SOME MODERNISATION - HUGE POTENTIAL.
- FREE UNRESTRICTED STREET PARKING AT THE FRONT.
- PRIVATE LEVEL REAR GARDEN BOASTING WEST-FACING ASPECT.
- NATURAL STONE FIREPLACE, BEAMS, WINDOW SEATS AND PANNELLING.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935814929

sherborne@rolfe-east.com  
<https://www.rolfe-east.com/>

'Tinkers Cottage' is a simply lovely, double-fronted, period, character, natural stone, end of terrace cottage dating back to the 1600's. The cottage requires some upgrading but is full of character features including natural stone fireplaces, exposed beams, window seats and original panelling and yet is enviably free from the restrictions of Grade II listing. The property is situated in a popular residential address a short walk to Sherborne town centre and the mainline railway station to London, making Waterloo in just over two hours. The cottage boasts a superb, level rear garden enjoying a sunny westerly aspect. It is heated via mains gas fired radiator central heating and benefits also from uPVC double glazing and some triple glazing. The deceptively spacious, well arranged accommodation enjoys a good level of natural light and comprises entrance hall, sitting room, inner hall, dining room / second reception room, kitchen / breakfast room and ground floor bathroom. On the first floor, there is a landing area and three generous bedrooms. There is free, unrestricted parking on the street in front of the cottage. This unique, quaint home enjoys countryside walks a short walking distance from the door at the nearby Quarr Nature Reserve. The property is only a short walk to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short walk to the mainline railway station making London Waterloo directly in just over two hours. The property is perfect for those aspiring couples seeking their ideal Sherborne home, couples cashing out of the South East and London market or cash buyers looking for their perfect Dorset home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the residential letting or second home market. VACANT.



Glazed and panelled front door leads to entrance porch.

Entrance Porch – 5'4 Maximum x 4'3 Maximum

uPVC double glazed window to the front, quarry tiled floor, electric light connected, radiator, multi pane glazed door leads from the entrance porch to the kitchen breakfast room.

Kitchen Breakfast Room – 13' Maximum x 11'8 Maximum

A range of white panelled kitchen units comprising timber effect laminated work surface, inset one and a half stainless steel sink bowl and drainer unit, mixer tap over, space for electric oven and hob, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood extractor fan, wall lighting points, plumbing for radiator, uPVC double glazed window to the front with window seat, telephone point, door leads from the kitchen breakfast room through to the sitting room.

Sitting Room – 17'1 Maximum x 13' Maximum

A generous main reception room, enjoying a wealth of character including exposed Hamstone fireplace with quarry tiled hearth, log burning stove, uPVC double glazed window to the front with secondary glazing / triple glazing, window seat, radiator, exposed beam, fireside recess shelving, entrance from the sitting room leads to inner hall.

Inner Hall – Double doors lead to airing cupboard housing gas fired combination boiler, lagged hot water cylinder and immersion heater, slatted shelving, further doors from the inner hall.

Dining Room/ Reception Room Two – 12'9 Maximum x 9'11 Maximum

Exposed stone elevations, two windows to the rear garden with secondary glazing, two radiators, exposed beams, double glazed door to the rear garden, TV ariel attachment.

Ground floor bathroom – 11'8 Maximum x 4'8 Maximum

A white suite comprising, low level WC, pedestal wash basin, bath with mains shower tap arrangement over, tiling to splash prone areas, uPVC double glazed window to the rear, radiator.

Staircase rises from the sitting room to the first floor landing, period panelling, uPVC double glazed window to the front, exposed beams, radiator, glazed doors lead off the landing to the first floor rooms.

Bedroom One – 13'11 Maximum x 8'5 Maximum

A double bedroom, uPVC double glazed window to the front, radiator, telephone point, exposed beams.

Bedroom Two – 13'8 Maximum x 8' Maximum

Circular feature window to the rear, radiator, exposed stone fire surround, wardrobe area.

Bedroom Three – 10'6 Maximum x 8'5 Maximum

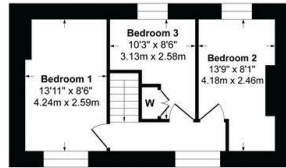
Feature circular window to the rear, exposed beams, radiator, period panelling, doors lead to wardrobe cupboard space.

Outside

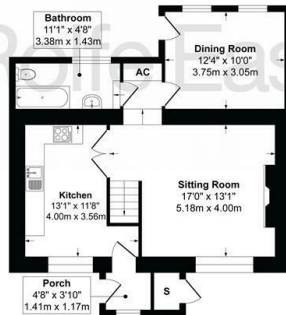
At the front of the property there is a portion of front garden laid to paving and flowerbed, outside lighting, outside tap.

At the rear of the property the main garden measures 26'8 in width x 17'10 in depth. The rear garden is a mixture of natural stone walls and timber panelled fencing, laid mainly to level lawn, a variety of flowerbeds and borders, patio area, outside tap, outside light, timber garden shed, brick built barbeque.

Bristol Road, Sherborne, Dorset, DT9



**First Floor**  
Approximate Floor Area  
349 sq.ft  
(32.45 sq.m)



**Ground Floor**  
Approximate Floor Area  
628 sq.ft  
(58.37 sq.m)

Approximate Gross Internal Floor Area 977 sq. ft / 90.82 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 01935814929 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	