

Rolfe East



Seymour Buildings, Sherborne, DT9 4HL

Guide Price £550,000

- PERIOD, NATURAL STONE GRADE II LISTED FORMER BREWERY CONVERSION.
- CELLAR WITH BRICK ARCHED CEILING AND FLAGSTONE FLOOR - 42' maximum x 16'11.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING.
- NO FURTHER CHAIN.
- FIVE DOUBLE BEDROOMS, THREE BATHROOMS - 2424 SQUARE FEET.
- PRIVATE COURTYARD GARDEN.
- SHORT WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.
- EXCELLENT CEILING HEIGHTS, EXPOSED HEAVY BEAMS AND FEATURE FIREPLACE.
- DRIVEWAY PARKING FOR TWO CARS.
- A RARE AND UNIQUE PROPERTY THAT MUST BE VIEWED.

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The Old Brewery, 5 Seymour Buildings, Sherborne DT9 4HL

WITH HUGE FEATURE CELLAR! 'The Old Brewery', 5 Seymour Buildings is a huge (2424 square feet), link-detached, grade II listed, natural stone, period conversion home set in a popular town centre position within walking distance of the coveted Cheap Street in Sherborne. The property boasts an enclosed courtyard patio garden with seating area and residents allocated parking for two cars. This unique home has been recently finished to an excellent standard throughout and retains many beautiful character features including elegant ceiling heights, exposed heavy beam work and feature fireplace plus a huge cellar. The property is equipped with gas fired radiator central heating and a living flame feature gas fire in the sitting room. The surprisingly spacious living accommodation comprises entrance hall, wow-factor large sitting room (27'9 x 18'5), kitchen/breakfast room and downstairs WC/boot room. On the first floor there is a landing area, three generous double bedrooms - one with en-suite shower room and a family bathroom. On the second floor is a further landing area, master double bedroom with vaulted ceiling and exposed rafters plus full en-suite bathroom and study room/ double bedroom five. There are superb rural walks from nearby the front door at The Quarr Nature Reserve, Purleigh, The Water Meadows and the two Sherborne Castle. The historic town centre of Sherborne is only a short walk away 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 only a short walk to the mainline railway station to London Waterloo. The property is perfect for those mature couples or aspiring families, buyers cashing out of the South East and London market or cash buyers looking for their perfect pied-a-terre / home to settle in, potentially linked to the wonderful selection of local schools in this exceptional area. MUST BE VIEWED!



Council Tax Band: E



Paved pathway to front door, outside light. Glazed and panelled front door leads to entrance hall.

ENTRANCE HALL – 9' Maximum x 6'2 Maximum

A useful greeting area providing a heart to the home. Staircase rises to the first floor, oak flooring, panelling to dado height, radiator, moulded skirting boards and architraves, panel doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM/ DINING ROOM - 27'9 maximum x 18'5 maximum

A huge, stunning main reception room with oak flooring enjoying excellent ceiling heights and good proportions, brick period fireplace recess with living flame gas fire, flag stone paved hearth, fitted fireside recess shelving, TV point, two radiators, window to the front, glazed double French doors open onto front paved patio area boasting an easterly aspect.

KITCHEN/ BREAKFAST ROOM - 16' maximum x 9'5 maximum

A range of panelled kitchen units comprising hardwood wood work surface, tiled surrounds, inset stainless steel two and half sink bowl with mixer tap over, inset electric hob, inset stainless steel oven under, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, under counter freezer, breakfast bar, radiator, recess provides space for upright fridge/freezer, a range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, ceramic tiled floor, telephone point. This room enjoys a light dual aspect with window to the side and window to the front. Wall mounted cupboard houses gas fired boiler.

CLOAKROOM – 8'8 Maximum x 6'2 Maximum

Fitted low-level WC, wash basin in work surface, cupboards under, tiled splash back, radiator, extractor fan, doors lead to under stairs cupboard space providing space for tumble dryer.

Pine staircase rises from the entrance hall to the first floor landing.

FIRST FLOOR LANDING – 23'8 Maximum x 5' Maximum. Elegant ceiling heights, exposed beam work, moulded skirting boards and architraves, two radiators, staircase rises to the second floor, panelled door leads to airing cupboard housing unvented pressurised hot water cylinder and immersion heater, shelving. Panel doors lead off the

landing to the first floor rooms.

BEDROOM ONE - 15'3 maximum x 13'10 maximum

A generous double bedroom enjoying elegant ceiling heights, exposed beam work, two windows to the front enjoying an easterly aspect and the morning sun, two radiators, moulded skirting boards and architraves, fitted wardrobe cupboard space, telephone point, TV point, panel door leads to en-suite shower room.

EN-SUITE SHOWER ROOM – 10'1 Maximum x 3'9 Maximum

A modern white suite comprising low-level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, shaver light and point, radiator, extractor fan.

BEDROOM TWO - 12'8 x 9'9

A second double bedroom with window to the front boasting an easterly aspect and the morning sun, radiator, moulded skirting boards and architraves, elegant ceiling heights, exposed beam work.

BEDROOM THREE - 12'10 maximum x 8'7 maximum

A third double bedroom, two windows to the front, radiator, excellent ceiling heights with exposed beams, moulded skirting boards and architraves.

FIRST FLOOR FAMILY BATHROOM – 8'3 Maximum x 5'8 maximum

A modern suite comprising low level WC, pedestal wash basin, panelled bath, tiled surrounds, radiator, window to the side, shaver light and point, extractor fan.

Pine staircase rises from the first-floor landing to the second-floor landing.

SECOND FLOOR LANDING – 8'10 Maximum x 7'6 Maximum. A useful area providing small office space. Ceiling window to the rear, exposed beam work, timber effect laminate flooring, moulded skirting boards and architraves, two sets of double doors lead to eaves wardrobe cupboard space, panel doors lead to second floor rooms.

MASTER BEDROOM/ BEDROOM FOUR – 15'11 maximum x 14'6 maximum into eaves

An impressive main bedroom enjoying vaulted ceiling, exposed heavy beam work, a light dual aspect with two ceiling windows to the front and two ceiling windows to the rear, radiator, timber effect laminate flooring, fitted skirting board heater. Panel door

leads to en-suite bathroom.

EN-SUITE BATHROOM – 8'4 Maximum x 12'9 Maximum

A luxury white suite comprising low-level WC, free standing bath on ball-and claw-feet with shower tap arrangement, pedestal wash basin with fitted cupboard space, tiled floor, a light dual aspect with double glazed window to the side, window to the rear, exposed beam work, extractor fan, glazed double sized shower cubicle with wall mounted mains shower over, tiled surrounds, shaver point, chrome heated towel rail, contemporary radiator, illuminated mirror.

BEDROOM FIVE - 14'6 maximum into eaves x 9'11 maximum

Exposed beam work, ceiling window to the rear, timber effect laminate flooring.

OUTSIDE

At the side and front of the property there is a tarmac area providing off road parking for 2-3 cars. Outside tap. Wrought iron gate leads to an enclosed patio courtyard garden and seating area measuring approx. 27'10 Maximum width x 17' Maximum depth. Sunny easterly and southerly aspects – quite the sun trap! Outside lighting, outside tap. Area to store recycling containers and wheelie bins. Communal steps leading from the parking area to lower ground floor door providing access to huge cellar room.

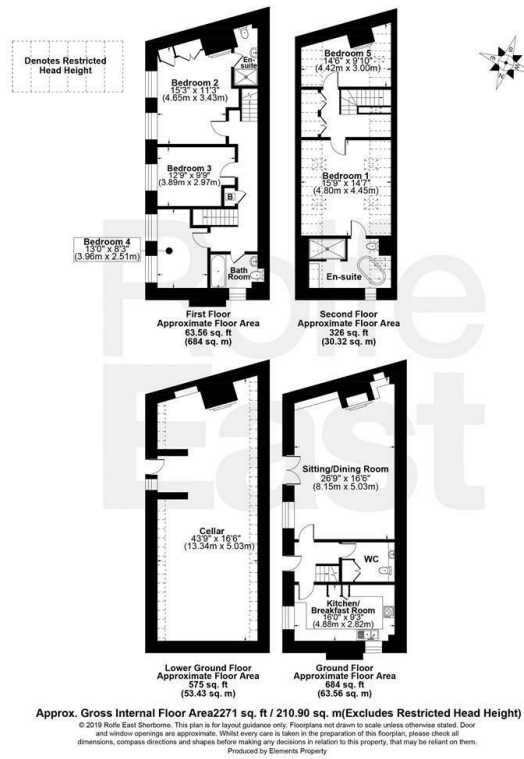
CELLAR ROOM - 42' maximum x 16'11

A huge space with flagstone floor, brick vaulted ceiling, light and power connected. Historic mural.





Seymore Buildings, Priestlands Lane, Sherborne, Dorset, DT9



Directions

Viewings

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

Council Tax Band

E