

# Rolfe East



## Beer Hackett, DT9 6QU

Offers In The Region Of £779,000

- HANDSOME PERIOD DETACHED OLD RECTORY ENJOYING VIEWS OF THE PARISH CHURCH.
- OIL FIRED CENTRAL HEATING, MULTI FUEL BOILER, SOLAR PANELS AND DOUBLE GLAZING.
- SCOPE FOR EXTENSION OR THE CREATION OF AN ANNEX - subject to planning.
- SUPERB VILLAGE POSITION, A SHORT DRIVE TO SHERBORNE TOWN.
- OCCUPYING A GENEROUS, LEVEL PLOT EXTENDING TO HALF AN ACRE (0.46 ACRES).
- EXCELLENT CEILING HEIGHTS, SASH WINDOWS, PANEL DOORS AND FIREPLACES.
- 4/5 BEDROOMS PLUS FOUR RECEPTION AREAS (2923 square feet).
- TWO GENEROUS GARAGES PLUS PRIVATE DRIVEWAY PARKING FOR 8 CARS OR MORE.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- FOR SALE WITH NO ONWARD CHAIN.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935 814 929

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



# Beer Hackett, DT9 6QP

 5  3  4  D

Council Tax Band: F



FOR SALE WITH NO ONWARD CHAIN. 'The Old Rectory' is a handsome, period, detached house (2923 square feet) situated in a simply fabulous level plot and gardens extending to just under half an acre (0.46 acres approximately) with the main gardens boasting sunny southerly and westerly aspects. The property is situated in a peaceful village location and is approached by a private hedge-lined gravel drive providing off road parking for eight cars or more leading to a detached timber garage and further attached garage. The house boasts lovely rural outlooks and views incorporating the pretty local parish church. It benefits from bespoke, period-style double glazing plus an oil-fired / integrated solid fuel radiator central heating system and solar panels. The property boasts many appealing character features from the era including excellent ceiling heights, replacement sash windows (by Timber Windows), panelled doors and fireplaces. The property is enviably free from the restrictions of Grade II listing and boasts scope for extension and reconfiguration and the creation of a self-contained annex (subject to the necessary planning permission). The well laid out accommodation is vast and flexible, arranged over two floors and boasting good levels of natural light due to dual aspects. It comprises entrance porch, entrance reception hall, sitting room, dining room, kitchen breakfast room, conservatory, utility room, ground floor WC / shower room, inner hall, second sitting room / ground floor bedroom and office with loft room above – originally built as a 'granny annexe' and subsequently used as office space. On the first floor, there is a landing area, master bedroom with en-suite shower room, three further generous bedrooms and a family bathroom. The picturesque, historic abbey town centre of Sherborne is only a short drive away with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants and famous private schools.

Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. This rare and unique property is perfect for those aspiring family buyers looking to settle in their ultimate Dorset village home, cash buyers from the South East and London possible linked with the excellent local private schools and indulging in the 'race for space', the pied-a-terre market, rental / holiday rental market and much more. THIS RARE AND UNIQUE PROPERTY MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Double glazed and panelled front door leads to entrance porch: 5'2 maximum x 7'2 maximum. Bespoke double glazed windows to both sides with views across the front garden. Quarry tiled floor, fitted cupboards, glazed and panelled pine front door leads to entrance hall.

Entrance reception hall: 18'7 maximum x 7'4 maximum. A useful greeting area providing a heart to the home, excellent ceiling heights, hardwood parquet flooring, radiator. Staircase rises to the first floor. Period Pine panelled doors lead off the entrance reception hall to the principal reception rooms.

Sitting room: 17'11 maximum x 13' maximum. A beautifully presented main reception room enjoying a light dual aspect with bespoke period-style double glazed sash windows to the front and side, boasting a sunny southerly aspect. Excellent ceiling heights, original period fire surround and hearth with cast iron log burning stove, fire side recess shelving and fitted cupboard space. Two radiators, exposed pine floorboards, further fitted bookshelves, TV point.

Dining room: 12'11 maximum x 14'1 maximum. A well-proportioned dining room able to accommodate large dining room table, enjoying a light dual aspect with bespoke period-style double glazed sash windows to the front and side, enjoying a sunny southerly aspect. Excellent ceiling heights, exposed pine floorboards, two radiators. Serving hatch to kitchen / breakfast room.

Kitchen / breakfast room: 23'11 maximum x 16'11 maximum. A fantastic open-plan living space, enjoying a light dual aspect with double glazed windows to the rear, enjoying views of the pretty parish church. Double glazed double French doors to the rear, double glazed double French doors to the conservatory. This room is split into two main areas.

Kitchen area: A range of bespoke, hand painted, panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset one and a half stainless steel sink bowl and drainer unit, mixer tap over. Inset electric hob. A range of drawers and cupboards under, built in eye level electric oven and grill. A range of matching wall mounted cupboards, wall mounted extractor fan. Ceramic tiled floor, radiator, excellent ceiling heights.

Breakfast room / snug area: Period fireplace recess with cast iron log burning / multi fuel stove (Ecoboiler). Hardwood parquet flooring, double glazed double French doors open to the conservatory.

Conservatory: 18'6 maximum x 9'8 maximum. Pleasant views across the main garden, tiled floor, light and power connected.

Pine door from the kitchen area leads to the utility room.

Utility room: 10'3 maximum x 7'5 maximum. Laminated worksurface, space and plumbing for washing machine and dishwasher, space for upright fridge freezer. Floor standing oil-fired boiler, wall mounted cupboards. Integral door to the garage. Multi pane glazed door from the utility room leads to an inner hall, door to walk-in shelved larder cupboard.

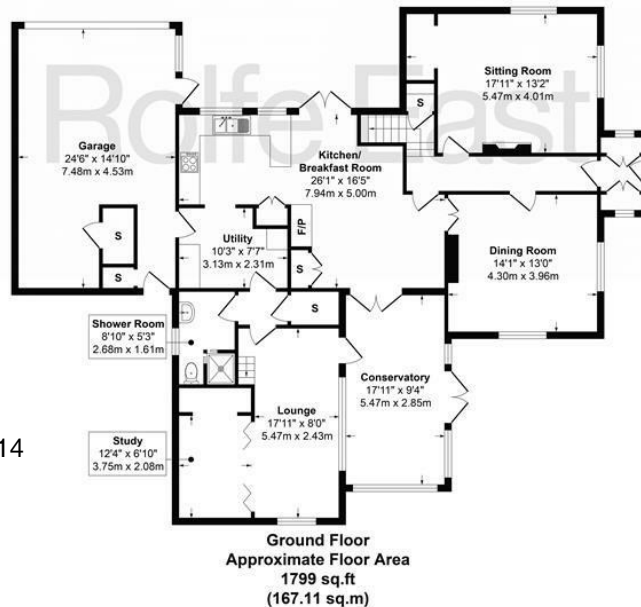
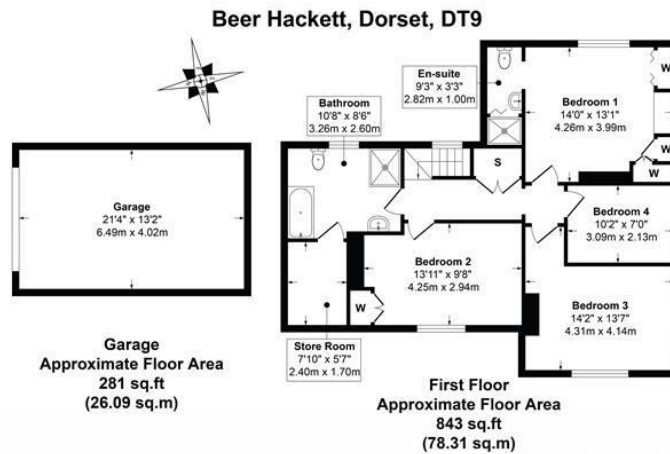
Ground floor W.C / shower room: 8'9 maximum x 5'5 maximum. A modern white suite comprising low level W.C, pedestal washbasin, glazed corner shower cubicle, wall mounted mains shower over, tiled surrounds. Double glazed window to the side, radiator, ceramic floor tiles, extractor fan, shaver socket, wall mounted electric heater.

Multi pane glazed door from the inner hall gives access to further reception room / occasional bedroom.

Further reception room / occasional ground floor bedroom: 18'4 maximum x 9'11 maximum. A generous room enjoying a light dual aspect with double glazed window to the side, internal window to the conservatory, glazed door to the conservatory, views across the garden, two radiators, TV point, telephone point. Pine staircase rises to loft storage room above: 18'9 x 7'3. An excellent boarded loft storage room with light and power connected.

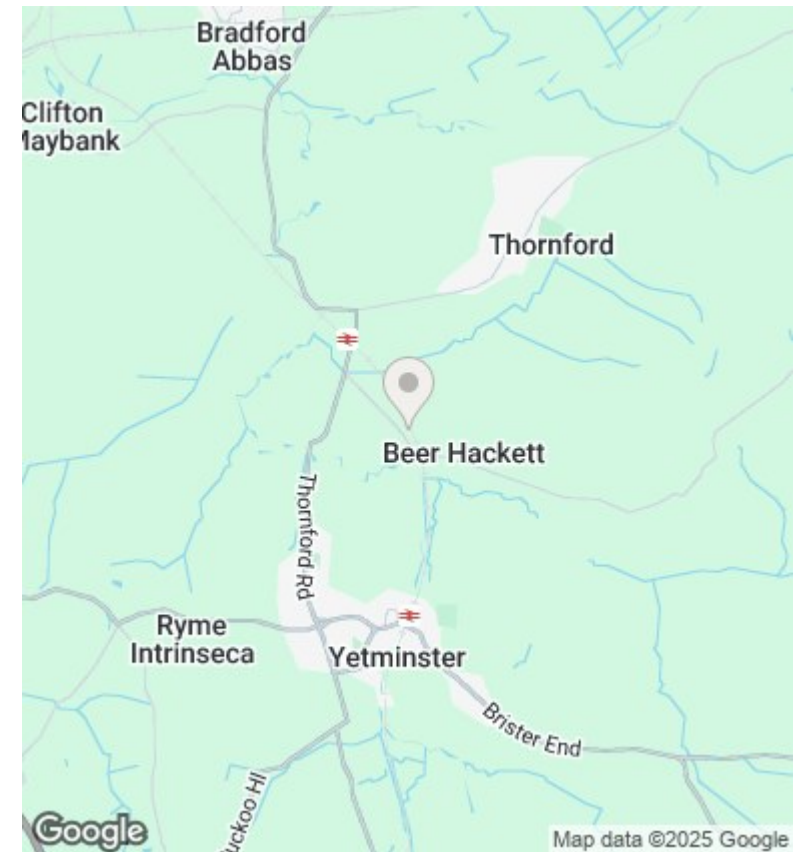
Folding doors lead to further study room: 7'3 maximum x 12'1 maximum. Radiator, ceiling light tunnel, telephone point.





**Approximate Gross Internal Floor Area 2,923 sq. ft / 271.51 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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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

80 Cheap Street, Sherborne, Dorset, DT9 3BJ  
01935 814 929