

# Rolfe East



## St. Stephens Coldharbour, Sherborne, Dorset, DT9 4AB

Guide Price £375,000

- DETACHED FIVE BEDROOM EDWARDIAN HOUSE.
- VIEWS OF SHERBORNE OLD CASTLE.
- GAS FIRED RADIATOR CENTRAL HEATING AND UPVC PERIOD-STYLE DOUBLE GLAZING.
- MUST BE VIEWED!
- 1591 SQUARE FEET.
- GREAT SCOPE FOR FURTHER EXTENSION - subject to the necessary planning permission.
- THREE RECEPTION ROOMS.
- HUGE 95' REAR GARDEN.
- ELEGANT PERIOD CEILING HEIGHTS, PINE PANEL DOORS AND ORIGINAL FLOOR TILES.
- RECENTLY FITTED SHAKER-STYLE KITCHEN.

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A rare, deceptively spacious (1591 square feet), detached, Edwardian, five bedroom house situated in sought-after address only short walk away from the centre of Sherborne town. The property has been enhanced and restored retaining many period features including pine panel doors, period floor tiles, full height bay window and elegant ceiling heights. It also boasts a recently fitted Shaker-style kitchen, period-style uPVC double glazed windows and gas fired radiator central heating. This home enjoys a wonderful level of natural light from a sunny southerly aspect at the front. There are lovely gardens at the front (19'8) and rear (95') of the property and plenty of free street parking nearby. The well designed accommodation comprises entrance porch, entrance reception hall, sitting room, dining room, breakfast room, kitchen, pantry and ground floor WC / cloakroom. On the first floor is a landing area, master bedroom with en-suite washroom, four further bedrooms and a first floor family bathroom/WC. This house offers tremendous scope for further extension and reconfiguration, subject to the necessary planning permission. The property is only a short walk to the centre of the historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes and restaurants, world famous schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times



Council Tax Band: E



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 property is perfect for those aspiring couples and families making the most of the reducing mortgages available at the moment. THIS RARE AND UNIQUE HOME MUST BE VIEWED TO BE FULLY APPRECIATED.

Steps rise to front pathway leading to storm porch. Glazed and panelled front door leads to entrance porch.

#### ENTRANCE PORCH

Period quarry tiled floor, period window to the side, glazed and panelled front door leads to entrance hall.

#### ENTRANCE RECEPTION HALL - 26'5 maximum x 5'4

A generous entrance reception hall providing a heart to the home with elegant ceiling heights, period pine staircase rises to the first floor, under stairs recess, quarry tiled floor, radiator, uPVC double glazed door to the side. Pine panelled doors lead off the entrance hall to the main rooms.

#### SITTING ROOM - 15'2 into bay x 12'3 maximum

Full height period bay window to the front with uPVC double glazing, views extend down The Avenue to Sherborne Old Castle, period style pine and cast-iron fire surround with remote control gas fire insert, radiator.

#### DINING ROOM - 14' maximum x 12'10 maximum

Elegant ceiling heights, large uPVC double glazed window to the rear overlooking the rear garden, radiator.

#### BREAKFAST ROOM - 12'10 maximum x 8'5 maximum

uPVC double glazed window to the side, period quarry tiled floor, fireplace recess housing Potterton gas fired boiler. Fireside recess fitted cupboards, water softener, utility cupboard with uPVC double glazed window to the side, quarry tiled floor, space for upright fridge/ freezer.

Pine latch door from the breakfast room leads to the kitchen.

#### KITCHEN - 13' maximum x 12'10 maximum

A generous kitchen area enjoying a light dual aspect with uPVC double glazed windows to the side and rear overlooking the rear garden, uPVC double glazed door leads to the rear garden. An extensive range of oak panelled units comprising laminated work surface, tiled surrounds, stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, space for under unit fridge, space and point for electric oven, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, under unit lighting, radiator, ceramic floor tiles, door leads to cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Further door leads to downstairs cloakroom.

#### CLOAKROOM

Fitted low-level WC, wall mounted wash basin, tiled splash back, uPVC double glazed window to the front.

Pine staircase rises from the entrance hall to the first floor landing. A large landing area with radiator, panel door leading to linen cupboard with slatted shelving. Panel doors lead off the first floor landing to the bedrooms.

#### BEDROOM ONE - 13'4 maximum x 9'7

uPVC double glazed window to the front with views down The Avenue to Sherborne Old Castle, doors lead to built in wardrobe cupboard space, further door leads to en-suite wash room. Pedestal wash basin, tiled splash back, shaver light and point.

#### BEDROOM TWO - 12'9 x 9'11

A second double bedroom with uPVC double glazed window to the rear overlooking the rear garden, radiator, doors lead to fitted wardrobe cupboard space, fitted sink with cupboard under.

#### BEDROOM THREE - 12'1 x 9'11

uPVC double glazed window to the side, radiator. This is a through-bedroom leading to bedroom four.

#### BEDROOM FOUR - 11'9 x 12'11 maximum

A fourth double bedroom with uPVC double glazed window to the rear overlooking the rear garden, radiator, fitted wardrobe cupboard space.

**BEDROOM FIVE/ STUDY - 8'10 x 5'4**

uPVC double glazed window to the front, radiator.

#### OUTSIDE

At the front of the property there is a portion of front garden giving a depth of 19'8 from the road. This front garden is laid mainly to paving and boasts a variety of raised flower beds and borders enjoying a selection of mature plants and shrubs. A paved area continues to the side of the property leading to attached storage shed. This side area is perfect for storing wheelie bins and recycling containers.

#### MAIN REAR GARDEN

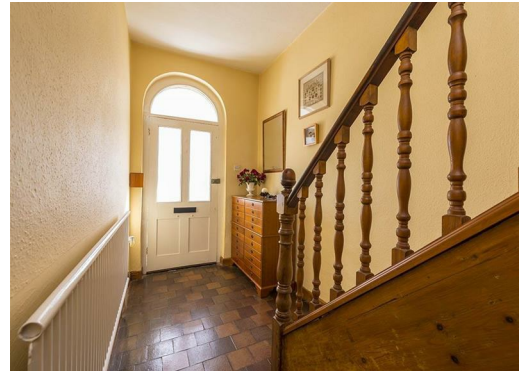
The rear garden measures 95' L (including side return) x 25' W. It is laid mainly to shaped lawn and boasts a variety of flower beds, borders and vegetable gardens. There is a vast selection of mature plants, trees and shrubs, rainwater harvesting butt. Paved patio area. At the end of the garden there is a further paved patio seating area and detached timber garden shed.

#### ATTACHED WORKSHOP - 11' x 8'5

Various fitted work benches, light and power connected.

Please Note: This property offers tremendous scope for further extension and reconfiguration of the existing accommodation, subject to the necessary planning permission.

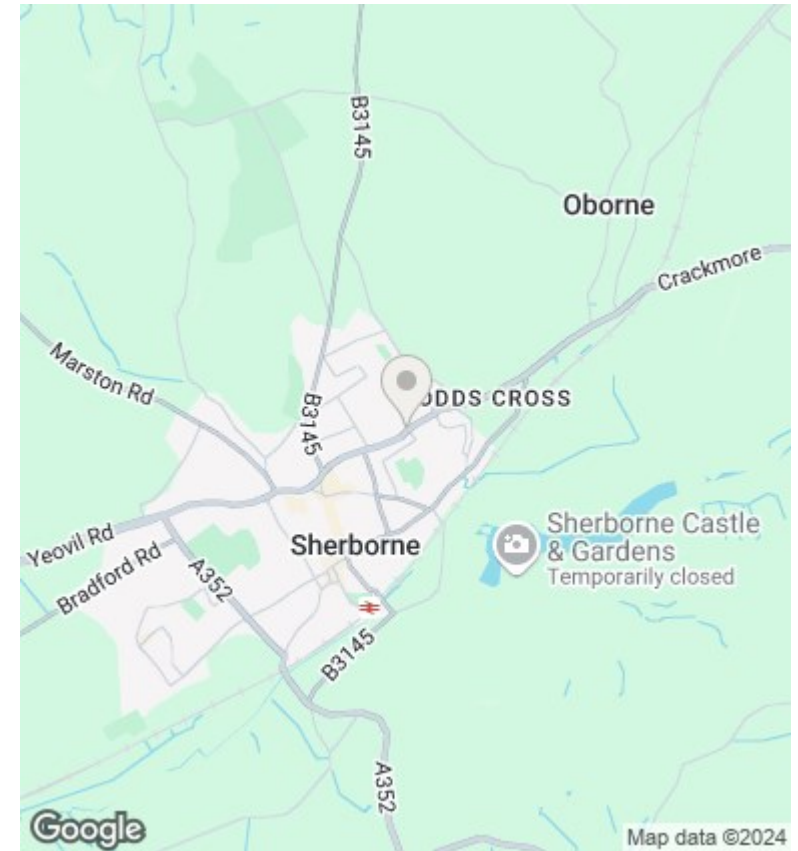




**Coldharbour, Sherborne, Dorset, DT9**



**Approx. Gross Internal Floor Area 1591 sq. ft / 147.89 sq. m**  
 © 2019 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.  
 Produced by Elements Property



**Viewings**

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

**Council Tax Band**

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>77</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</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	