

Rolfe East



Hound Street, Sherborne, DT9 3AB

Price Guide £350,000

- STUNNING IMMACULATE GRADE II LISTED PERIOD END TERRACE COTTAGE.
- TWO GENEROUS DOUBLE BEDROOMS.
- PRIVATE LOW MAINTENANCE COURTYARD GARDEN - IDEAL FOR SUMMER GNT'S!
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- FULLY RENOVATED THROUGHOUT WITH SOLID OAK FLOORS AND PLANTATION SHUTTERS.
- LARGE MAIN RECEPTION ROOM (24'7 x 14'4) IDEAL FOR ENTERTAINING.
- TOP ADDRESS TUCKED AWAY IN THE TOWN CENTRE.
- MAIN GAS FIRED RADIATOR CENTRAL HEATING.
- SHAKER STYLE KITCHEN AND DOWNSTAIRS WC / CLOAKROOM.
- MARKET, BOUTIQUE STORES, COFFEE SHOPS AND GASTRO PUBS ON YOUR DOORSTEP.

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

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

13 Hound Street, Sherborne DT9 3AB

13 Hound Street is a simply stunning, Grade II listed, period, end of terrace cottage situated in one of Sherborne's most sought-after addresses – Hound Street. Hound Street is tucked away, only a stone's throw from the town centre and mainline railway station to London Waterloo. The cottage is beautifully presented, enjoying an eclectic blend of many original character features including pretty multi-pane sash windows and beams but enjoying open-plan contemporary living space. The property boasts a fantastic courtyard garden at the rear offering excellent privacy – ideal for summertime entertaining with a gin and tonic in hand. A yearly parking permit can be purchased from the local council for nearby long stay car parks. It is heated via a mains gas fired radiator central heating system and cast iron log burning stove. It also benefits from fitted plantation shutters, bespoke solid oak floors and a Shaker-style kitchen. The well-arranged, deceptively spacious accommodation comprises entrance hall, large sitting room / dining room (25' x 14'8), galley kitchen and ground floor WC / cloakroom. On the first floor, there is a landing area, two generous double bedrooms – both with fitted wardrobes and storage space and a first floor shower room / wetroom. There are great country walks from nearby the front door at Purlieu Meadow, The Quarr Nature Reserve and the Sherborne Castles – ideal as you do not need to put the children or the dogs in the car. The historic town centre of Sherborne is on your doorstep 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 to London Waterloo. 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.



Council Tax Band: D



Front door leads to entrance hall, oak flooring, timber cottage door leads to sitting room / dining room.

SITTING ROOM / DINING ROOM – 24'7 maximum x 14'4 maximum

A beautifully proportioned main reception room, feature fireplace recess with cast iron log burning stove, slate hearth, two multi-pane period glazed windows to the front with fitted plantation shutters, three arched feature shelved alcoves, fitted cupboards, two radiators, oak flooring, TV point. Staircase rises to the first-floor, door leads to under stairs storage cupboard space. Entrance from the lounge, dining room leads to the kitchen.

KITCHEN – 16'9 Maximum x 8'2 Maximum

A range of Shaker style, panelled kitchen units comprising oak work surfaces, decorative tiled surrounds, inset ceramic one and a half sink bowl with drainer unit and mixer tap over, inset electric hob with stainless-steel electric oven under, a range of drawers and cupboards under, integrated fridge and freezer, integrated dishwasher, integrated washing machine. A range of matching wall mounted cupboards, wall mounted stainless-steel cooker hood extractor fan, inset LED ceiling lighting, window to the rear overlooks the rear garden, glazed door to the rear, radiator, oak flooring. Timber cottage door leads to

CLOAKROOM / GROUND FLOOR WC: Low level WC, wash basin, tiled splashback, painted panelling, heated towel rail, extractor fan.

Staircase rises from the main reception room to the first-floor landing, oak flooring, ceiling hatch and loft ladder leads to partially boarded loft space with electric light. Timber cottage door leads to shelved linen cupboard with electric heater. Further timber cottage doors lead off the landing to the first-floor rooms.

BEDROOM ONE – 12'6 Maximum x 10'7 Maximum

A generous double bedroom enjoying a light dual aspect with multi-pane window to the front with fitted plantation shutters boasting a sunny Southerly aspect, window to the rear with fitted plantation shutters, radiator,

inset ceiling lighting, oak flooring, a range of fitted cupboards and wardrobes.

BEDROOM TWO – 9'1 Maximum x 11'0 Maximum

A second generous double bedroom, multi-pane window to the front with fitted plantation shutters, radiator, oak flooring, doors lead to fitted wardrobe cupboard space.

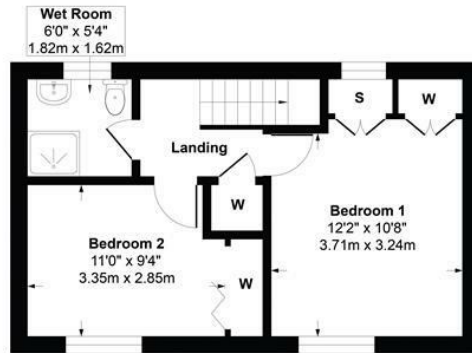
FIRST FLOOR FAMILY SHOWER ROOM – 6'6 Maximum x 5'4 Maximum

A modern white suite comprising low level WC, pedestal wash basin, wet room area with floor drain, mains shower, glazed screen, tiling to splash prone areas, radiator, heated towel rail, window to the rear with fitted plantation shutter, extractor fan, shaver point.

OUTSIDE

At the rear of the property is a lovely courtyard garden measuring 20'7 in depth x 13'7 in width. It enjoys a good degree of privacy and is enclosed by brick walls and timber fencing. The rear courtyard garden is arranged for low maintenance purposes and is laid mainly to paved patio, enclosed by miniature natural stone walls and a variety of raised flowerbeds and borders, drying area, outside light, attached timber garden store houses Worcester Bosch mains gas fired combination boiler.

Hound Street, Sherborne, Dorset, DT9



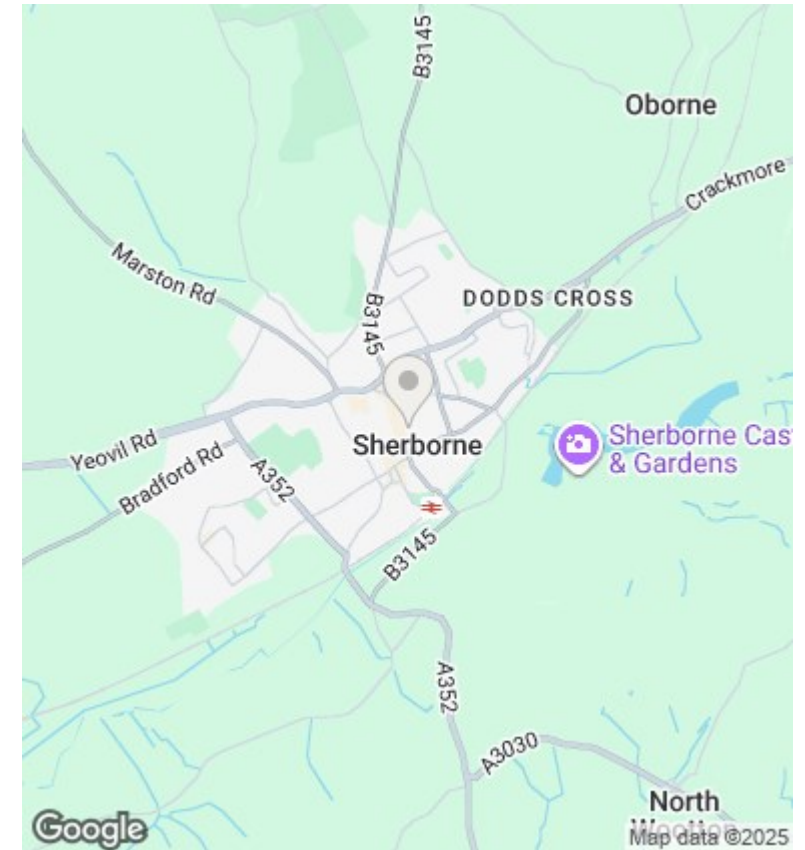
First Floor
Approximate Floor Area
368 sq.ft
(34.20 sq.m)



Ground Floor
Approximate Floor Area
522 sq.ft
(48.47 sq.m)

Approximate Gross Internal Floor Area 890 sq. ft / 82.67 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

D