

Rolfe East



Longburton, DT9 5PD

Price Guide £390,000

- SUBSTANTIAL PERIOD NATURAL STONE LINK-DETACHED COTTAGE.
- DOUBLE AND TRIPLE GLAZING PLUS OIL-FIRED RADIATOR CENTRAL HEATING.
- SPACIOUS 1345 SQUARE FEET.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- LARGE LEVEL REAR GARDEN ENCLOSED BY NATURAL STONE WALLS.
- CHARACTER INCLUDES WINDOW SEATS, CAST IRON LOG BURNING STOVE AND MORE.
- CONSERVATORY, UTILITY ROOM AND BOOT ROOM.
- THREE DOUBLE BEDROOMS, BATHROOM AND SEPARATE SHOWER ROOM
- PRIVATE DRIVEWAY PARKING FOR ONE CAR.
- SHORT WALK TO COUNTRYSIDE AND PRETTY VILLAGE CENTRE AND VILLAGE PUB.

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'Laurel Cottage' is a beautifully presented, natural stone, link-detached cottage (1345 square feet) dating back to the 1850's and located in a pretty Dorset village centre position, a short walk from the popular village pub. The cottage boasts a generous rear garden (63' x 37'6") enclosed by natural stone walls and enjoying a sunny easterly aspect. It also benefits from a private driveway providing off road parking for one car. It is heated via an oil-fired radiator central heating system and a cast iron log burning stove and also benefits from uPVC double and triple glazing. This pretty period cottage is enviably free from the restrictions of Grade II listing and offers scope for extension at the rear, subject to the necessary planning permission. There are good levels of natural light from a nice east to west aspect. The deceptively spacious accommodation is flexible and comprises entrance reception hall, sitting room, dining room, conservatory, kitchen / breakfast room, utility room / ground floor shower room, boot room and ground floor WC / cloakroom. On the first floor there is a landing area with minstrel's gallery, three generous double bedrooms and a large family bathroom. This lovely home enjoys countryside walks from nearby the front door – ideal as you do not have to put the dogs and the children in the car! The house is a short walk to the centre of Longburton – a quaint Dorset village. It is a very short drive 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 also has good access to the 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 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant.

Oak glazed front door leads to

ENTRANCE RECEPTION HALL: A useful greeting area providing a heart to the home. Double glazed window overlooks the rear garden, timber effect flooring, moulded skirting boards and architraves. Panel doors lead to

CLOAKROOM: 4'11 maximum x 4' maximum. Window to the side, low level WC, pedestal wash basin, radiator, timber effect flooring.

UTILITY ROOM / SHOWER ROOM: 7'9 maximum x 9'1 maximum. Double glazed window to the side, laminated worksurface with space and plumbing for washing machine and tumble dryer under, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, timber effect flooring, floor standing oil-fired Grant boiler, fitted storage cupboard, double glazed Velux ceiling window to the side.

Panel door from the entrance hall leads to

KITCHEN / BREAKFAST ROOM: 14'6 maximum x 11'3 maximum. A range of panelled kitchen units comprising laminated worksurface, decorative tiled surrounds, inset one and a half ceramic sink bowl and drainer unit, mixer tap over. A range of drawers and cupboards under, integrated dishwasher, space and point for electric oven and hob, integrated fridge. Fitted breakfast bar, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, wall mounted glazed display cabinets, ceramic floor tiles, radiator. This room enjoys a light dual aspect with triple glazed window to the front and window to the rear. Glazed door from the kitchen breakfast room leads to the

BOOT ROOM / REAR LOBBY: 9'11 maximum x 5'9 maximum. uPVC double glazed window to the rear overlooks the rear garden, ceramic floor tiles, uPVC double glazed door to the rear, worksurface with storage space under for undercounter fridge or freezer, wall mounted cupboards.

Panel door from the kitchen/breakfast room leads to the

DINING ROOM: 16'2 maximum x 12'2 maximum. A generous room enjoying a

light dual aspect with uPVC double glazed window to the rear overlooking the rear garden and uPVC triple glazed window to the front, fitted timber window seat, timber effect flooring, painted panelling, radiator. Staircase rises to the first floor. uPVC double glazed double French doors open to the

CONSERVATORY: 8'11 maximum x 6' maximum. uPVC double glazed window to the rear overlooks the rear garden, ceramic floor tiles, uPVC double glazed double French doors open to the rear.

Multi pane glazed door leads from the dining room to the

SITTING ROOM: 14'5 maximum x 11' maximum. A well-presented main reception room, uPVC triple glazed window to the front, feature timber window seat, open fireplace with cast iron log burning stove, paved hearth timber effect flooring, shelved fireside recess, radiator.

Staircase rises from the dining room to the first-floor landing, triple glazed window to the rear, timber effect flooring, ceiling hatch to loft storage space. Door leads to landing cupboard. Panel doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 13'7 maximum x 11'5 maximum. A generous double bedroom, uPVC double glazed window to the side, radiator.

BEDROOM TWO: 16' maximum x 8'6 maximum. A second generous double bedroom, triple glazed window to the front, radiator.

BEDROOM THREE: 11'10 maximum x 6'1 maximum. uPVC double glazed window to the rear overlooking the rear garden enjoying countryside views, timber effect flooring, radiator.

FAMILY BATHROOM: 9'4 maximum x 8'7 maximum. A modern white suite comprising low level WC, wash basin over cupboard, panel bath with glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, tiled floor, radiator, uPVC triple glazed window to the front, extractor

fan. Double doors lead to shelved linen cupboard.

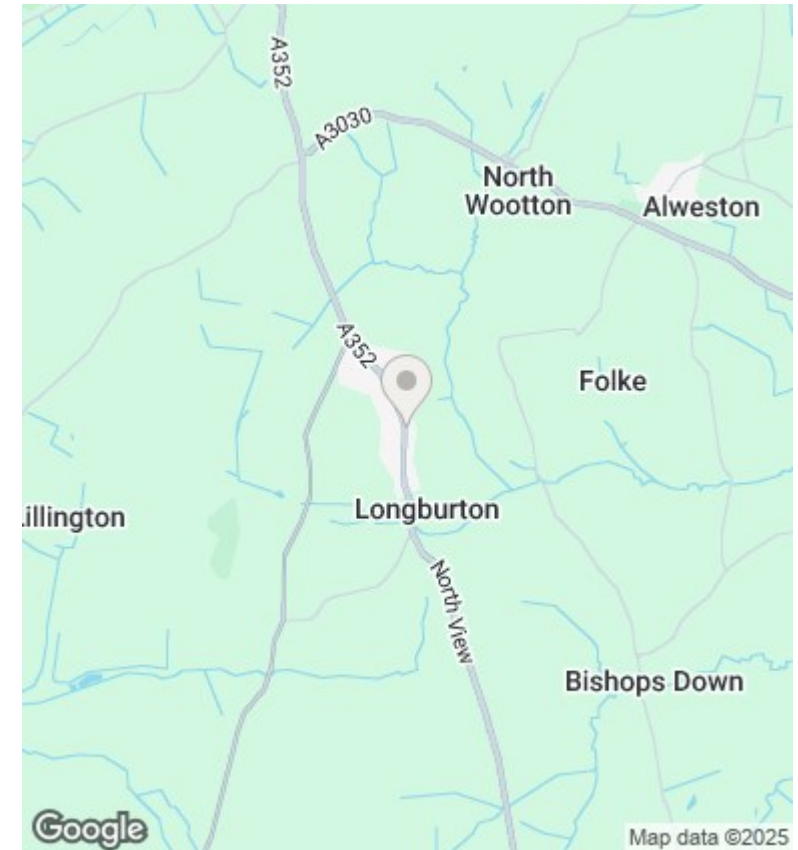
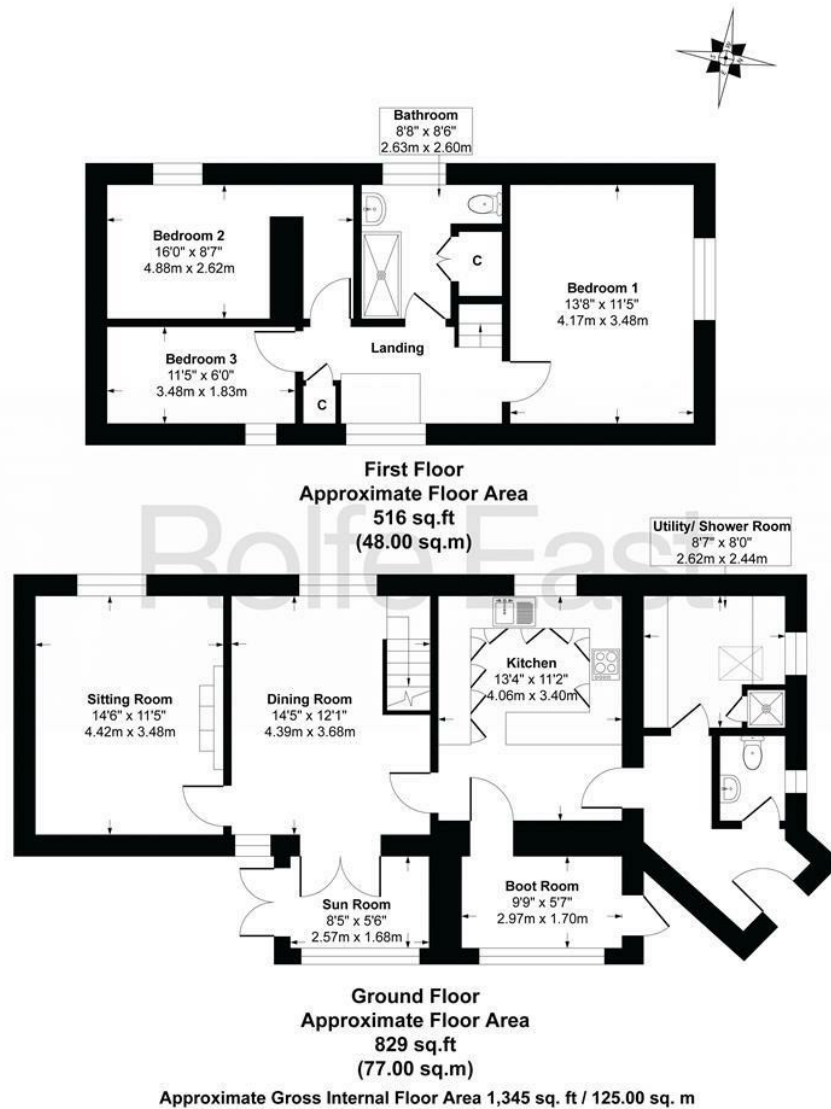
OUTSIDE:

At the side of the property there is vehicle access to a private driveway providing off road parking for one car, security lighting, space to store recycling containers and wheelie bins. Timber side gate leads to the main rear garden 63'4 maximum in length x 37'6 maximum in width. This generous rear garden is laid mainly to level lawn and is enclosed by natural stone walls and timber panel fencing. It boasts an easterly aspect, patio seating area, rainwater harvesting butt, outside security lighting, outside tap, oil tank, timber garden shed.





Longburton, Sherborne, Dorset, DT9



Viewings

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

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC