

Rolfe East



Mundens Lane, Alweston, DT9 5HU

Guide Price £550,000

- GRADE II LISTED LINK DETACHED THATCHED CHARACTER COTTAGE.
- EXCELLENT COUNTRY LANE ADDRESS NEAR VILLAGE CENTRE.
- 2279 SQUARE FEET.
- VACANT - NO FURTHER CHAIN.
- PLOT AND GARDENS EXTENDING TO NEARLY QUARTER OF AN ACRE (0.23 acres approx.)
- TWO INGLENOOK FIREPLACES, BEAMS, PLANK AND MUNTIN PANELLING, WINDOW SEATS.
- OIL-FIRED RADIATOR CENTRAL HEATING.
- DRIVEWAY PARKING FOR FOUR CARS PLUS QUADRUPLE GARAGE.
- EXTENSIVE COUNTRYSIDE VIEWS AT THE FRONT - SUNNY SOUTH WESTERLY ASPECT.
- THREE DOUBLE BEDROOMS AND TWO RECEPTION ROOMS.

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

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



VACANT - NO FURTHER CHAIN. 'Barton Gates' is a stunning, link-detached, Grade II listed, thatched character cottage (2279 square feet) dating back to the mid-17th century. This fabulous cottage stands in a level plot and superb gardens extending to just under a quarter of an acre (0.23 acres approximately) and boasting a sunny westerly aspect. There is a large, private driveway parking area providing off road parking for four cars with scope for more, leading to a detached quadruple garage. The cottage enjoys extensive countryside views at the front, an easterly aspect and some lovely sunrises! It is full of charming, original character features including two inglenook fireplaces, exposed beams, window seats and plank and muntin panelling. The accommodation is deceptively spacious, extending to 2279 square feet, and boasts good levels of natural light from dual aspects. It comprises entrance reception hall, sitting room, dining room, kitchen breakfast room, utility room and ground floor WC / cloakroom. On the first floor there is a large landing area, master double bedroom with vaulted ceiling, two further double bedrooms and a family bathroom. The property is heated by an oil-fired radiator central heating of the pretty village centre. It is situated within a short driving distance of the picturesque abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private 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 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 lovely property is perfect for those couples or families looking to settle in their ultimate West Country home. VACANT.

Front gate, pathway to storm porch with outside light. Timber cottage door leads to

ENTRANCE RECEPTION HALL: 15'1 maximum x 3'8 maximum. A useful greeting area providing a heart to the home, exposed beams, radiator. Pine doors lead off to the main ground floor rooms.

SITTING ROOM: 18'5 maximum x 17'7 maximum. A generously proportioned main reception room enjoying a light dual aspect with multi pane window to the front enjoying countryside views, fitted window seat, multi pane mullion window to the rear overlooking the rear garden, pine window seat. Large Inglenook fireplace with cast iron log burning stove, original bread oven feature, fireside recess, TV point, shelved recess, radiator.

DINING ROOM: 14'6 maximum x 17'3 maximum. Inglenook fireplace with cast iron burning stove. A dual aspect with multi pane window to the front enjoying countryside views, window seat, window to the rear overlooking the rear garden, fitted window seat, exposed beams, radiator, plank and muntin panelling, TV ariel attachment, telephone point. Staircase rises to the first floor. Entrance to

KITCHEN / BREAKFAST ROOM: 17'1 maximum x 11'6 maximum. A range of period-style pine kitchen units comprising stone effect worksurface, decorative tiled surrounds, inset one and a half sink bowl and drainer unit, mixer tap over. Inset electric induction hob with electric oven under, a range of drawers and cupboards under, integrated Bosch dishwasher, built in eye level Bosch electric grill. A range of matching wall mounted cupboards, wall mounted plate rack, wall mounted wine rack, concealed cooker hood extractor fan, radiator, exposed beams, plank and muntin panelling. Multi pane window to the front enjoying extensive countryside views, fitted window seat, radiator. Glazed stable door to the rear garden.

Pine panel door from the entrance hall leads to

CLOAKROOM / WC: 7'3 maximum x 3'4 maximum. Fitted low level WC, fitted cupboards, wall mounted wash basin, tiled splashback, window to the side, radiator, ceramic floor tiles, exposed beams.

Staircase rises from the dining room to the first floor.

FIRST FLOOR LANDING: 22'11 maximum x 8'2 maximum. A generous landing area with further seating area/office space, window to the rear overlooking the rear garden, exposed beams, radiator. Pine doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 16'8 maximum x 12'4 maximum. A generous double bedroom with impressive, vaulted ceiling, exposed beams. Multi pane window to the front enjoying extensive countryside views, two radiators.

BEDROOM TWO: 12'2 maximum x 10'7 maximum. Exposed beams, multi pane window to the front enjoying extensive countryside views, fitted window seat, radiator, fitted wardrobe cupboard space, ceiling hatch to loft space.

BEDROOM THREE: 10'1 maximum x 10' maximum. A double bedroom, multi pane window to the front enjoying extensive countryside views, radiator, exposed floorboards.

FAMILY BATHROOM: 10'4 maximum x 8'4 maximum. A period style suite comprising, low level WC, wash basin in worksurface with cupboards under, corner bath with electric shower over, shower rail, tiling to splash prone areas, exposed beams, extractor fan, radiator.

OUTSIDE: This substantial cottage stands in a large level plot and gardens extending to just under a quarter of an acre (0.23 of an acre approximately).

At the front of the property there is a portion of front garden laid to level lawn. Timber gate gives access to paved pathway leading to storm porch with outside light. A variety of mature trees and shrubs.

At the rear of the property a timber five bar gate gives vehicle access to a private enclosed area of driveway parking providing off road parking for four cars or more with scope for more. Outside security lighting.

Please note: There is a right of way across the edge of this driveway for neighbouring properties.

DETACHED QUADRUPLE GARAGE: 32'5 in width x 18'2 in depth. Two metal up and over garage doors, light and power connected.
Timber gate from the driveway area leads to the

MAIN REAR GARDEN: 52' in depth x 61' in width. This substantial level garden is laid mainly to lawn and boasts a westerly aspect and the afternoon sun. It enjoys a good degree of privacy and is enclosed by natural stone walls and timber panel fencing. There are a variety of well stocked flowerbeds and borders including a selection of mature plants and shrubs, outside lighting, outside tap, water pump feature.

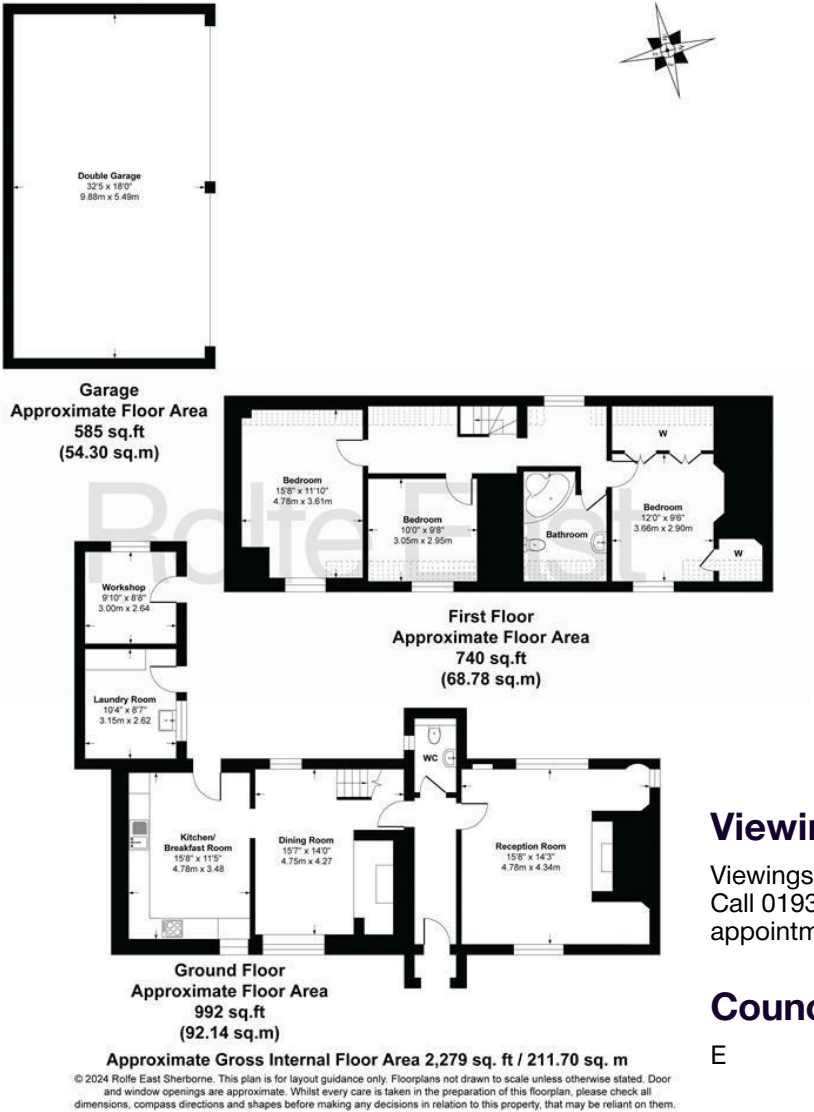
Door leads to **ATTACHED UTILITY ROOM:** 10'4 maximum x 8'8 maximum. Ceramic Belfast sink, window to the side, floor standing oil-fired Grant boiler, light and power connected, space and plumbing for washing machine and tumble dryer, space for freezer, worksurface with a selection of drawers and fitted cupboards.

Further **ATTACHED TIMBER GARDEN STORE:** 9' x 7'9 maximum. Light and power connected, window to the rear.





Mundens Lane, Alweston



Viewings

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

Council Tax Band

E

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