

# Rolfe East



## Cannon Court Mews, Milborne Port, DT9 5RD

Guide Price £415,000

- PRETTY NATURAL STONE GRANARY CONVERSION DATING BACK TO C.1740.
- SINGLE GARAGE AND PARKING FOR TWO CARS.
- EXPOSED BEAMS - ENVIABLY FREE FROM RESTRICTIONS OF GRADE II LISTING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- SURPRISINGLY SPACIOUS, LIGHT ACCOMMODATION EXTENDING TO 1579 SQUARE FEET.
- 'TUCKED AWAY' RESIDENTIAL ADDRESS IN SHADOW OF HISTORIC PARISH CHURCH.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- LARGE, PRIVATE, LEVEL REAR GARDEN (50' x 36'4) BOASTING AN EASTERLY ASPECT.
- FOUR DOUBLE BEDROOMS, TWO BATHROOMS, TWO RECEPTION AREAS.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES.

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# 3 Cannon Court Mews, Milborne Port DT9 5RD

IN THE SHADOW OF THE PRETTY PARISH CHURCH! FOUR DOUBLE BEDROOMS! LARGE WALLED GARDEN! Situated in a simply lovely, secret, 'tucked away' location and exclusive address in the shadow of the historic parish church, 3 Cannon Court Mews is a pretty, natural stone Granary conversion dating back to circa 1740. This incredibly spacious home offers well laid out accommodation extending to 1579 square feet - with four double bedrooms, two bathrooms, two reception rooms including a large open-plan kitchen dining room. The rear, main garden is beautiful and enclosed partially by charming, high natural stone walls. This level, generous garden measures 50' depth x 36'4 width and enjoys an easterly aspect, a very good degree of privacy and views over period roofs towards the historic parish church. The property boasts off road parking for two cars and a single garage. It is heated by mains gas fired radiator central heating and also benefits from uPVC double glazing. The flexible accommodation enjoys good levels of natural light and comprises entrance storm porch, entrance reception hall, sitting room with double doors leading in to a large open -plan kitchen dining room opening on to the rear garden and a ground floor shower room / WC. On the first floor there is a large landing area, four generous double bedrooms and a family bathroom. The property boasts internal character including exposed heavy beams, and yet is enviably free from the restrictions of Grade II listing. There are great dog walks from nearby the property. It is set in a highly sought-after address near the centre of Milborne Port with the church, public house, primary school and village shops very nearby. Milborne Port boasts The Clockspire - a superb new restaurant, in addition to a brand new Co-op mini supermarket, butcher, fish and chip shop with restaurant and a good doctor's surgery. THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED.



Council Tax Band: E



Paved front pathway to tiled storm porch with outside light, uPVC double glazed front door and side light leads to entrance reception hall.

#### Entrance Reception Hall – 16'6 Maximum x 8'9 Maximum

A generous greeting area providing a heart to the home, uPVC double glazed window to the front, staircase rises to the first floor, various doors lead to understairs storage cupboard space, radiator with decorative cover, timber effect flooring, cupboard houses fuse box and electric meter, panelled doors lead off the entrance reception hall to the main ground floor rooms.

#### Sitting Room – 17'10 Maximum x 11'2 Maximum

A generous main reception room with uPVC double glazed sliding patio door opening on to the rear garden enjoying a sunny easterly aspect, three wall lighting points, two radiators, TV point, double doors lead from the sitting room to the Kitchen dining room providing a full through-measurement of 36'4.

#### Open plan Kitchen / Dining Room – 24'10 Maximum x 11'7 Maximum

uPVC double glazed sliding patio doors open on to the rear garden, radiator, herringbone engineered oak flooring, glazed and panelled door leads back to the entrance hall. Large entrance leads to Kitchen area (providing a full through measurement of 36'4). uPVC double glazed window to the rear overlooks the rear garden, uPVC double glazed door to the rear garden, a range of Shaker-style kitchen units comprising oak work surface, decorative tiled surrounds, inset one and a half ceramic sink bowl and drainer unit, mixer tap over, range-style Rangemaster electric over and 5 burner gas hob, a range of drawers and cupboards under, integrated dishwasher, pan drawers, a range of matching wall mounted cupboards, glazed display cabinets, wall mounted cupboard houses Worcester Bosch boiler, herringbone engineered oak flooring, space for upright fridge freezer, space and plumbing for washing machine.

#### Ground Floor Shower Room / WC – 8'1 Maximum x 5'10' Maximum

Fitted low level WC, ceramic wash basin on washstand, mixer tap over, laminated work surface with cupboard under providing space and plumbing

for washing machine, wall mounted cupboards, glazed corner shower cubicle with wall mounted mains shower over, radiator, uPVC double glazed window to the front, extractor fan.

Staircase rises from the entrance reception hall to the first floor landing.

#### First floor landing – 11'4 Maximum x 10' Maximum

Exposed heavy beam work, ceiling hatch and loft ladder lead to loft storage space, door from the landing leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, doors lead off the landing to the first floor rooms.

#### Bedroom One – 16'4 Maximum x 12'6 Maximum

A generous double bedroom, two double glazed Velux ceiling windows to the rear enjoying an easterly aspect and the morning sun, pleasant views across the village and historic roofscapes, radiator, telephone point, doors lead to fitted wardrobe.

#### Bedroom Two – 16' Maximum x 9' Maximum

A second generous double bedroom, exposed beams, uPVC double glazed window to the rear enjoys views across the rear garden and an easterly aspect, radiator.

#### Bedroom Three – 9'6 Maximum x 8'9 Maximum

A third double bedroom, double glazed Velux ceiling window to the front, exposed heavy beam work, radiator.

#### Bedroom Four – 9'3 Maximum x 8'6 Maximum

A fourth double bedroom with exposed heavy beams, uPVC double glazed window to the rear overlooks the rear garden, radiator, door to fitted wardrobe.

#### First floor family bathroom – 7' Maximum x 6'6 Maximum

A modern white suite comprising fitted low level WC, wash basin in laminated work surface, tiled surrounds, cupboard under, fitted cupboard

space, panelled bath with glazed shower screen over, wall mounted electric shower over, tiled surrounds, chrome heated towel rail, exposed heavy beams, uPVC double glazed window to the front.

#### Outside

At the front of the property, there is private driveway providing off road parking for one car leading to storm porch with outside light, area to store recycling containers and wheelie bins, outside tap, a flowerbed area with mature plants and shrubs. Opposite the property, there is a SINGLE GARAGE in a block measuring 16'9 in depth x 9'2 in width, metal up and over garage door, rafter storage above. There is off road parking for one further vehicle in front of the garage.

At the rear of the property there is a particularly pretty, well-proportioned garden measuring 50' in depth x 36'4 in width. This beautiful rear garden is partially enclosed by attractive natural stone walls. It is laid mainly to lawn and boasts a stone paved patio area, a variety of well stocked flower beds and borders enjoying a selection of mature hedges, plants and shrubs, large detached timber shed, outside security lighting, rainwater harvesting butt, timber pergola, the rear of the house enjoys a mature wisteria, timber gate at the rear of the garden gives access to public footpath, giving access to the rear garden.









Cannon Court Mews, Milborne Port, Somerset, DT9



Directions

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		86
(81-91) B		
(69-80) C	71	
(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