

# Rolfe East



## Holnest Park House, Holnest, DT9 6HA

Guide Price £349,500

- 3 BEDROOM SPACIOUS FIRST FLOOR APARTMENT (1120 square feet).
- SHARE OF FREEHOLD AND LONG LEASEHOLD.
- NEW EFFICIENT ELECTRIC RADIATORS.
- NO FURTHER CHAIN.
- FORMING PART OF IMPRESSIVE GRADE II LISTED COUNTRY HOUSE.
- RESIDENTS ALLOCATED PARKING.
- WONDERFUL COUNTRYSIDE WALKS FROM THE FRONT DOOR.
- SUPERB RURAL VIEWS.
- EXCELLENT CEILING HEIGHTS - PERIOD CHARACTER INCLUDING LARGE SASH WINDOWS.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.

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

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

# Flat 4A, Holnest Park House Holnest Park House, Holnest DT9 6HA

NO FURTHER CHAIN. '4a Holnest Park House' is a spacious, first floor three bedroom apartment forming part of a handsome, Grade II listed country house, set in the glorious Dorset countryside. The flat enjoys excellent natural light with an east-to-west aspect and stunning countryside views. It boasts excellent ceiling heights and multi-pane sash windows. The flat is heated by new, efficient electric radiators. It comes with an allocated parking space, a single garage and a coveted share of the freehold. It has recently been decorated and improved and enjoys well-arranged, spacious accommodation comprising private ground floor front door and entrance hall, stairs to the first floor, entrance reception dining hall, sitting room, kitchen / breakfast room, two generous double bedrooms, a third occasional bedroom / study, a family bathroom and separate WC / cloakroom. There are superb rural walks from the front door – ideal as you do not need to put the dogs or the children in the car! The property is a short drive to the centre of the historic town 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 is also a short drive 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 that is in the building of the original Sherborne House. This property is ideal for couples looking for somewhere pleasant to settle in this exceptional area making the most of the decreasing mortgage rates at the moment. THIS RARE HOME HAS TO BE VIEWED.



Council Tax Band: B







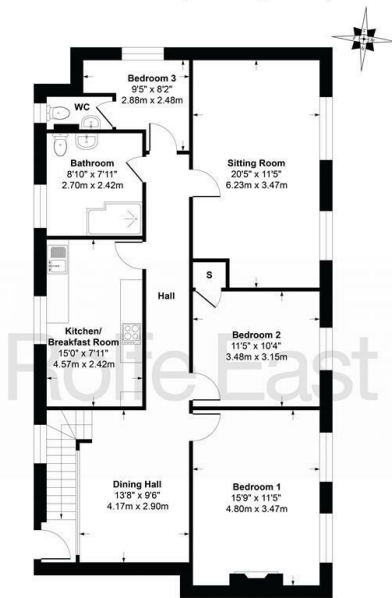






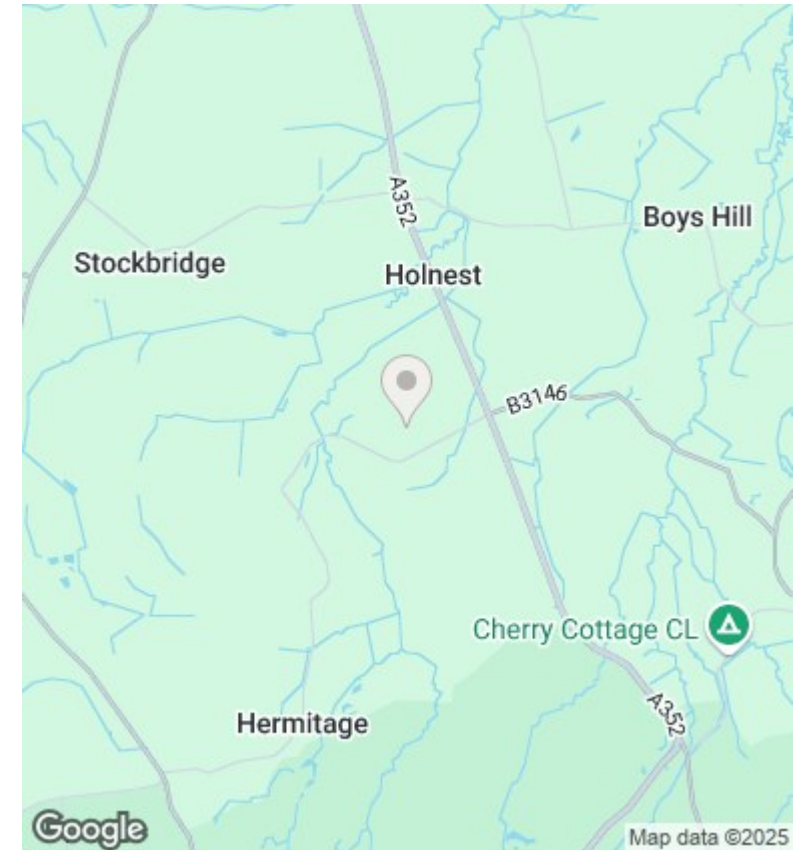


# Holnest Park House, Holnest, Dorset, DT9



Floor Plan  
Approximate Floor Area  
1,120 sq. ft  
(104.06 sq. m)

Approximate Gross Internal Floor Area 1,120 sq. ft / 104.06 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. While 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.



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC