

# Rolfe East



## Chapel Lane, Yetminster, DT9 6LJ

Offers In Excess Of £350,000

- NATURAL STONE PERIOD SEMI-DETACHED COTTAGE (1259 square feet).
- DRIVEWAY PARKING FOR 3-4 CARS.
- OPEN FIRES AND ELECTRIC HEATING.
- WALKING DISTANCE TO GREAT AMENITIES INCLUDING PUB, SHOP, SCHOOL AND CAFE.
- THREE DOUBLE BEDROOMS ALL WITH EN-SUITE BATHROOMS.
- CONSERVATION AREA - ENVIABLY FREE FROM GRADE II LISTING.
- GROUND FLOOR BATHROOM, UTILITY AREA AND FIRST FLOOR STORE ROOM.
- LARGE LEVEL PLOT AND GENEROUS REAR GARDEN.
- SCOPE FOR BUILD OR GARAGE, SUBJECT TO PLANNING PERMISSION.
- COVETED TUCKED AWAY VILLAGE CENTRE LOCATION.

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## 2 Station View Chapel Lane, Yetminster DT9 6LJ

NO FURTHER CHAIN. '2 Station View' is a deceptively spacious, semi-detached, natural stone, period cottage occupying a 'tucked-away' position situated very near the heart of the sought-after Dorset village of Yetminster near Sherborne. This home offers driveway parking for three to four cars and a generous rear garden offering scope for further build or garage, subject to the necessary planning permission. The house is heated by electric night storage heating a several open fires. It boasts larger-than-expected accommodation comprising dining hall, sitting room, kitchen/breakfast room, utility area/inner hall and a ground floor bathroom. On the first floor there is a split level landing area, master bedroom with en-suite bathroom, two further double bedrooms both with en-suite shower rooms and a study/store room. The property is in a conservation area but is enviably free from the restrictions of Grade II listing. The property is very close to the village amenities. Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone. As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shops, deli and a sports/social club with playing grounds and tennis courts. The house is a short drive to the centre of Sherborne town with its 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.



Council Tax Band: C



Glazed and panel front door leads to

**DINING ROOM:** 14'7 maximum x 12'6 maximum. Natural stone open fireplace with hearth, oak flooring, uPVC double glazed window to the front, uPVC double glazed window to the side. Staircase rises to the first floor. Glazed double doors open to the sitting room providing a full through measurement of 24' maximum.

**SITTING ROOM:** 14'5 maximum x 11'1 maximum. uPVC double glazed window to the front, natural stone open fireplace with hearth, oak floors. Glazed and panel door leads from the sitting room to the

**KITCHEN BREAKFAST ROOM:** 18'7 maximum x 12'1 maximum. A range of panelled Shaker-style kitchen units comprising oak effect laminated worksurface, decorative tiled surrounds, inset one and a half sink bowl and drainer unit, mixer tap over, inset electric hob, electric oven under, a range of drawers and cupboards under, integrated dishwasher, a range of matching wall mounted cupboards with under unit lighting, concealed cooker hood extractor fan, integrated fridge and freezer, ceramic floor tiles, electric heater, space for freezer, uPVC double glazed door and window to rear overlooks the rear garden. Panel door leads to shelved larder cupboard. Glazed and panel door leads to

**INNER HALL / UTILITY AREA:** uPVC double glazed window to the side, laminated worksurface with fitted cupboard, space and plumbing for washing machine, oak floors. Entrance leads back to the dining room. Pine panel door leads from the inner hall utility area to

**GROUND FLOOR BATHROOM:** 7'9 maximum x 5'4 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with glazed folding shower screen, wall mounted mains shower over, uPVC double glazed window to the rear, chrome heated towel rail, tiled walls.

Staircase rises from the dining room to the first floor, uPVC double glazed stairwell window to the side. First floor landing, pine balustrades, electric

heater. Pine panel door leads to WALK-IN

**STORAGE ROOM / LINEN CUPBOARD:** 5'6 maximum x 5'6 maximum. Fitted shelving, space for tumble dryer. Double doors lead to airing cupboard with timber shelving, sealed pressurised hot water cylinder and immersion heater. Doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 13'3 maximum x 11'7 maximum. A generous double bedroom, uPVC double glazed window to the rear enjoys views across the village to hills and countryside beyond, wall mounted electric heater, fitted wardrobe cupboard space. Panel door leads to

**EN-SUITE BATHROOM:** 7' maximum x 5'7 maximum. A fitted suite comprising low level WC, pedestal wash basin, panel bath with folding glazed shower screen over, wall mounted mains shower, tiled walls, uPVC double glazed window to the rear, chrome heated towel rail, extractor fan.

**BEDROOM TWO:** 9'10 maximum x 9'8 maximum. Another double bedroom, uPVC double glazed window to the front, wall mounted electric heater, cast iron period fire surround. Pine panel door leads to

**EN-SUITE SHOWER ROOM:** White suite comprising pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiled walls, chrome heated towel rail, extractor fan.

**BEDROOM THREE:** 11'6 maximum x 8'9 maximum. uPVC double glazed window to the front, electric heater. Pine panel door leads to

**EN-SUITE SHOWER ROOM:** A white suite comprising pedestal wash basin, glazed shower cubicle with wall mounted mains shower, tiled walls, extractor fan.

**OUTSIDE:**

Driveway entrance provides vehicular access to the side and the rear of the



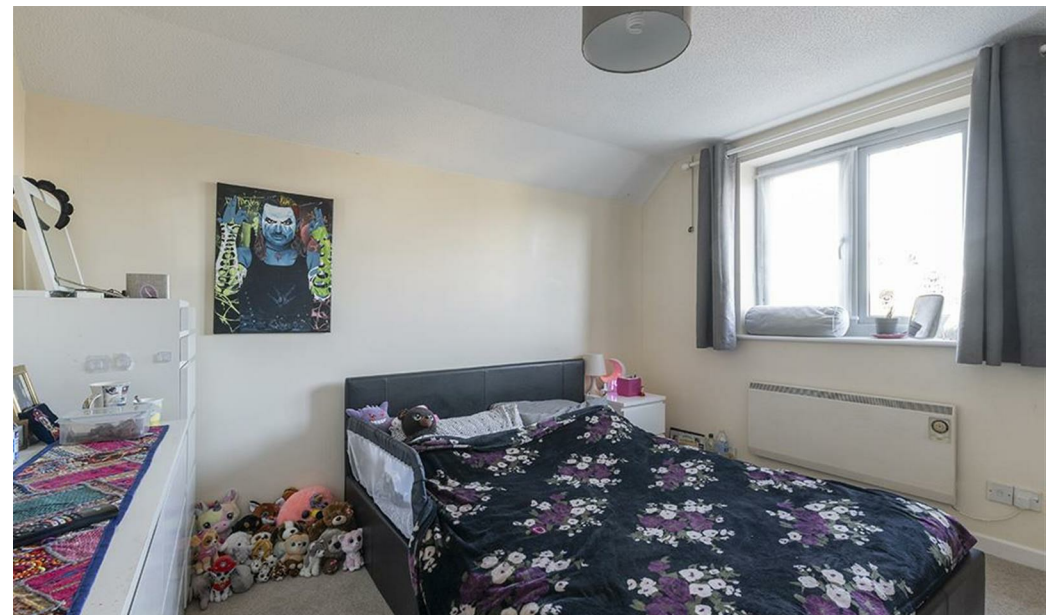
property where there is driveway parking for several cars. Scope for more parking, subject to the necessary planning permission. This area offers space to add garage or carport, subject to the necessary planning permission.

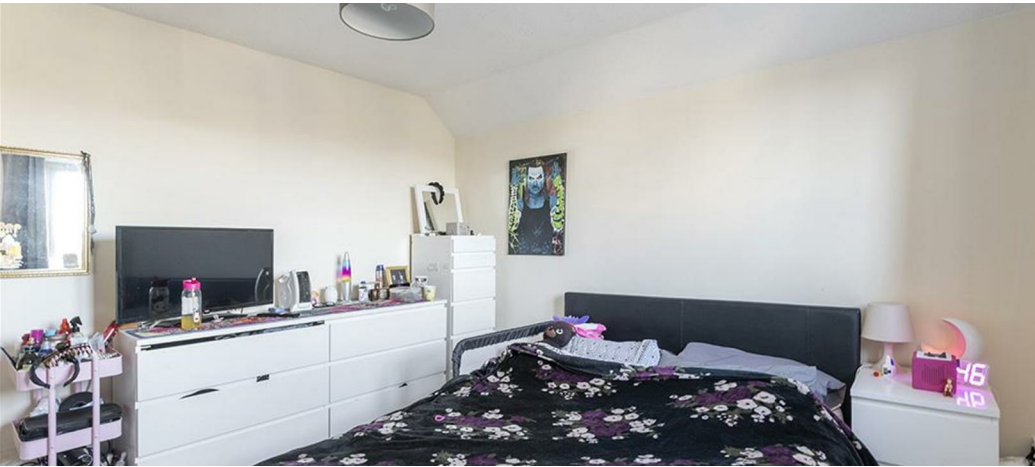
Please note: There is a vehicular access right of way across the driveway for neighbouring properties.

There is a portion of level front garden laid to lawn boasting a variety of flowerbeds and borders, outside light. At the side of the property there is an area to store recycling containers and wheelie bins, two timber garden sheds.

There are two portions of garden at the rear of the property. The first portion is attached to the rear of the house and measures 16'10 in depth x 20'3 in width. It is laid mainly to paved patio and enclosed by timber panel fencing, outside light, outside tap.

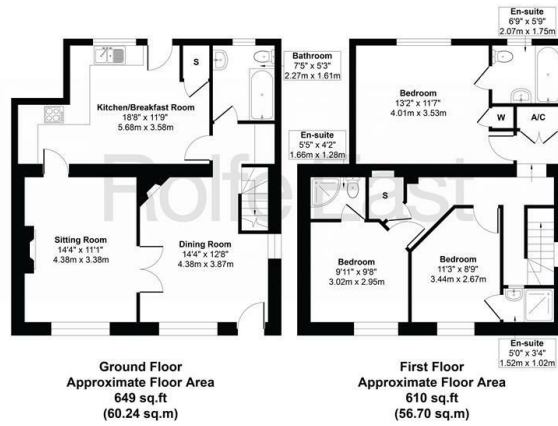
Beyond the driveway at the rear there is a further portion of rear garden measuring approximately 113' in length x 25' in width. The rear garden is laid mainly to lawn and enclosed by mature hedges and fencing. It boasts an easterly aspect and a good degree of sunshine. There are a variety of mature trees, plants and shrubs. Timber summer house.



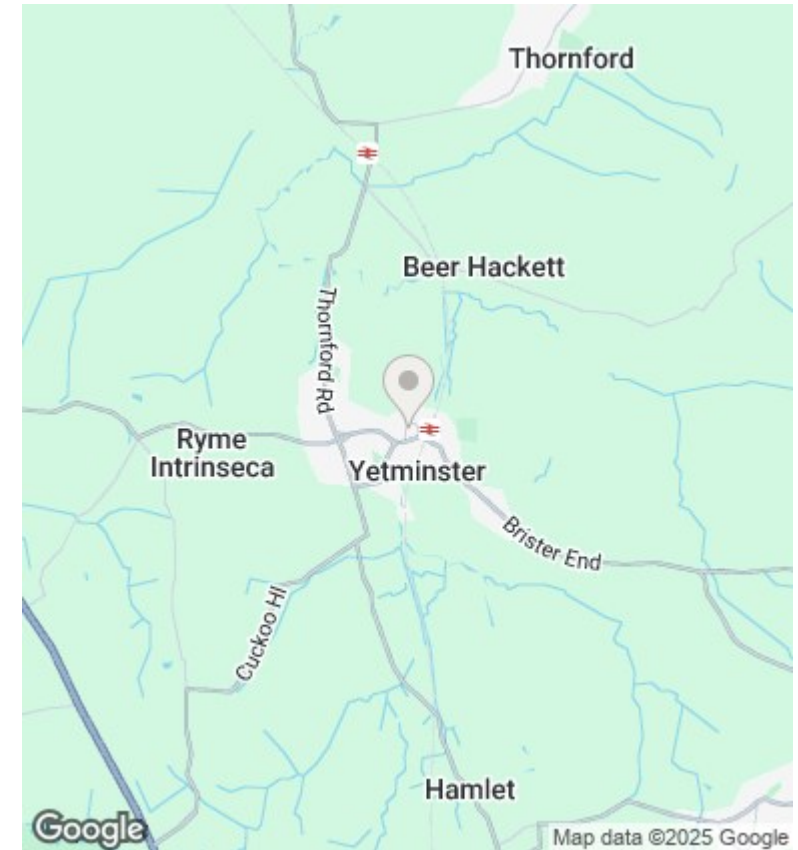




Station View, Yetminster, Dorset, DT9



Approximate Gross Internal Floor Area 1,259 sq. ft / 116.94 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplan 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		