

# Rolfe East



## Sansomes Hill, Sherborne, DT9 5AJ

Offers Invited £375,000

- ATTRACTIVE PERIOD NATURAL STONE DOUBLE FRONTED END OF TERRACE COTTAGE.
- ENVIABLY FREE FROM GRADE II LISTING - THREE RECEPTION ROOMS.
- FREE UNRESTRICTED STREET PARKING AT THE FRONT.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SPACIOUS ACCOMMODATION (1424 SQUARE FEET) WITH 4 DOUBLE BEDROOMS.
- HEATED BY MAINS GAS FIRED RADIATOR CENTRAL HEATING AND TWO LOG BURNERS.
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- GENEROUS LEVEL REAR GARDEN ENJOYING GOOD PRIVACY.
- INGLENOOK OPEN FIREPLACE, FLAGSTONE FLOORS, SASH WINDOWS, WINDOW SEATS.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES.

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# Inglenook Cottage Sansomes Hill, Sherborne DT9 5AJ

'Inglenook Cottage' is a beautiful, double-fronted, period, end of terrace house situated in the old heart of this popular Somerset village, a very short drive to Sherborne town and the mainline railway station to London Waterloo. The cottage is in lovely condition throughout and is enviably free from the restrictions of Grade II listing. It retains many stunning character features including flagstone floors, open fireplaces, period sash windows with working shutters and window seats. The property benefits from mains gas fired radiator central heating, several cast iron log burning stoves and some double glazing. There is a generous, terraced, elevated garden at the rear providing a good level of privacy. There is free, unrestricted street parking directly opposite the house. The well laid out, sociable, deceptively spacious accommodation comprises sitting room, dining room, snug / living room, kitchen / breakfast room, utility room and cloakroom / ground floor WC. On the first floor is a landing, four double bedrooms – one with en-suite shower room and a separate family bathroom. There is a good-sized natural stone outbuilding at the rear. There are superb country lane walks from nearby the front door as well as being within walking distance of the excellent village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. It is only a 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 is also a short drive to the mainline railway station to London Waterloo. 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 centre.



Council Tax Band: C



Steps rise to storm porch with outside light. Oak front door leads to

**SITTING ROOM:** 14'5 maximum x 14'11 maximum. A cosy reception room with cottage character, period sash window to the front, window seat, fitted shutters, Inglenook fireplace recess with open fire, exposed beams, exposed flagstones and floorboards, radiator. Staircase rises to the first floor. Panel door leads to second reception room / snug. Further pine panel door leads to the

**DINING ROOM:** 20'11 maximum x 12' maximum. Feature fireplace recess, exposed flagstones, radiator, exposed floorboards. Multi pane glazed door to the rear, multi pane window to the rear, radiator. Panel door leads to understairs cupboard space. Entrance leads to kitchen / breakfast room providing a full through-measurement of 31'9 maximum.

**KITCHEN / BREAKFAST ROOM:** 19'9 maximum x 9'10 maximum. A range of Shaker-style kitchen units comprising oak worksurface, decorative tiled surrounds, ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, fitted wine rack, space and plumbing for dishwasher, Belling range-style oven with electric ovens and seven gas burner hobs, tiled splashback, Rangemaster cooker hood extractor fan over, exposed floorboards, space for upright fridge freezer, breakfast bar, exposed beams, double glazed window to the side, glazed stable door to the side, double glazed Velux window to the side, radiator. Latch door leads to shelved larder cupboard, pine panel doors lead off the dining room to further rooms.

**RECEPTION ROOM TWO / SNUG:** 12'6 maximum x 10'1 maximum. Period sash window to the front with window seat and

fitted shutters, exposed beams, stone fireplace recess, cast iron log burning stove. Pine panel door leads back to sitting room, exposed floorboards, radiator.

Pine panel doors lead from dining room to

**CLOAKROOM:** low level fitted WC, pedestal wash basin, tiled splashback, window to the side.

**UTILITY ROOM:** 7'3 maximum x 6'6 maximum. Laminated worksurface space and plumbing for washing machine, space for upright fridge freezer, radiator, exposed floorboards, multi pane sash window at the rear, fitted shutters, wall mounted mains gas fired central heating boiler.

Staircase rises from the sitting room to the first floor landing, double glazed ceiling window to the front. Period pine panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 15' maximum x 16' into bay maximum. A generous double bedroom with double glazed window to the front, double glazed feature bay window to the front, enjoying countryside views, radiator, pedestal wash basin.

**BEDROOM TWO:** 12'9 maximum x 9'8 maximum. A second double bedroom, double glazed bay window to the front enjoying countryside views, radiator. Glazed and panel door leads to

**EN-SUITE SHOWER ROOM:** Fitted low level WC, wall mounted wash basin, glazed shower cubicle.

**BEDROOM THREE:** 10'4 maximum x 9' maximum. A third double bedroom, multi pane period sash window to the rear overlooks the



rear garden, fitted shutters, radiator, door leads to shelved airing cupboard, housing sealed pressurised hot water cylinder and expansion tank.

**BEDROOM FOUR:** 10'10 maximum x 8'9 maximum. A generous fourth bedroom, multi pane period sash window to the rear, fitted shutters, radiator.

**FIRST FLOOR FAMILY BATHROOM:** 6'8 maximum x 5'3 maximum. A modern white suite comprising low level WC, wash basin in worksurface, cupboards under, tiled panel bath with glazed shower screen over, wall mounted mains shower over, tiled walls, multi pane double glazed window to the rear overlooks the rear garden, extractor fan, chrome heated towel rail.

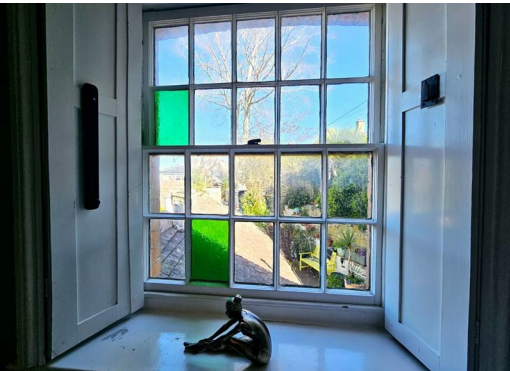
#### OUTSIDE:

At the front of the property steps rise to a storm porch with outside light. Timber side door gives access to paved pathway leading to the main rear garden.

At the rear of the property lies the **MAIN REAR GARDEN:** 52'6 in depth x 18' in width maximum. Stone paved patio seating area, outside light, outside tap, timber log store, timber decked area, timber steps rise to the second part of the main garden laid to astroturf and enclosed by timber fencing. This elevated portion of the main garden enjoys views of the village, a variety of mature trees and shrubs, raised flowerbeds and borders, area ideal for hot tub, natural stone outbuilding.











## 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC