

# Rolfe East



## Church Hill, Stalbridge, DT10 2LR

Guide Price £857,500

- FIVE/SIX BEDROOM PERIOD DOUBLE FRONTED LINK DETACHED NATURAL STONE HOUSE.
- 3625 SQUARE FEET OF STUNNING ACCOMMODATION.
- ATTACHED GARAGE/WORKSHOP, TIMBER CABIN AND GARDEN BAR / OUTBUILDING.
- STUNNING GARDENS, TERRACE AND PLOT JUST UNDER A QUARTER OF AN ACRE.
- FANTASTIC SUN TERRACE AT THE REAR ENJOYING FAR REACHING RURAL VIEWS.
- FURTHER LAWNED GARDEN AREA.
- NO FURTHER CHAIN.
- SPECTACULAR OPEN-PLAN ACCOMMODATION WITH FAR REACHING RURAL VIEWS.
- CONTEMPORARY INTERIOR DESIGN WHILST RETAINING MANY CHARACTER FEATURES.
- 24 NEW SOLAR PANELS AND THREE PHASE ELECTRICITY SUPPLY.

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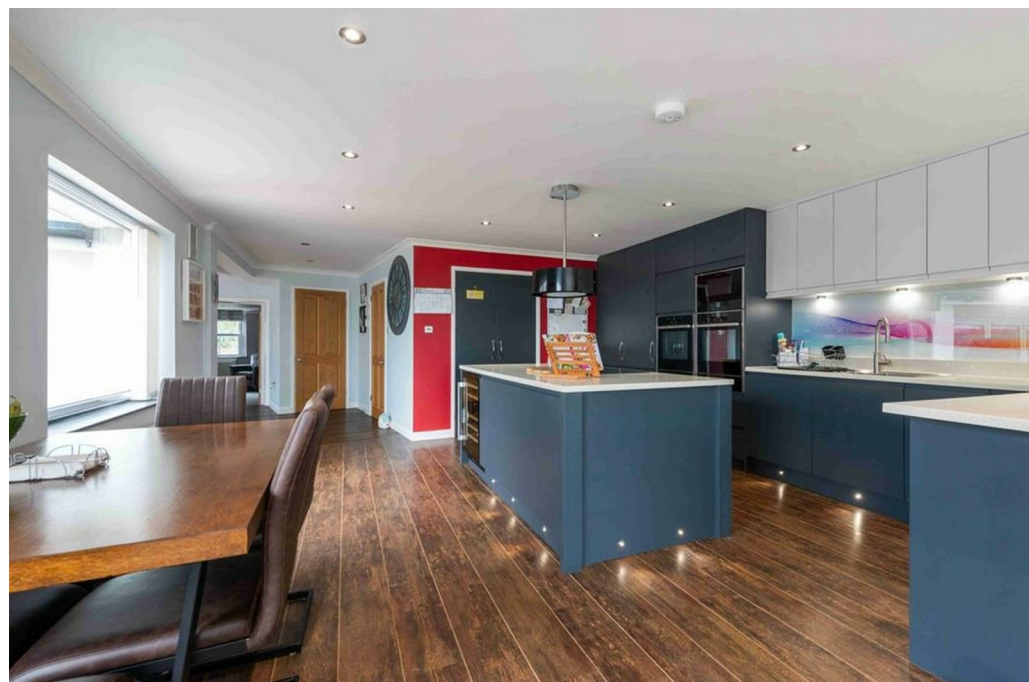


# Hillcrest House Church Hill, Stalbridge DT10 2LR

NO FURTHER CHAIN! SPECTACULAR FAR-REACHING COUNTRYSIDE VIEWS! Hillcrest House is a simply breath-taking link-detached, period, imposing, natural stone house that has been the subject of amazing extension and renovation. This outstanding property offers exceptionally spacious living accommodation (3625 square feet) that mixes the charm of the character cottage with minimalist, contemporary open-plan living. The house stands in a generous plot and stunning gardens extending to just under a quarter of an acre (0.21 acres approximately). This farm house boasts unrivalled countryside views at the rear from its elevated position on Church Hill and is only a short walk to the pretty centre of the popular Dorset town of Stalbridge. The property retains many original features including fireplaces that have been coupled with a new contemporary kitchen, bi-folding doors on to a rear sun terrace and much more. The house is heated by recently installed electric radiators, plus recently fitted solar panels for electricity and hot water. There is also brand new period style double glazing throughout. It has a superb landscaped garden at the rear enjoying glorious countryside views and an east facing aspect. The garden is split in to two areas - a large, paved sun terrace and a lower lawned area. There is an integral garage/workshop with automatic garage door. There is also an attached outbuilding that has been converted to a garden bar plus detached timber cabin with amazing countryside views- ideal for working from home. The extensive accommodation has good level of natural light in most of the rooms as well as extensive countryside views from many of the windows. The accommodation is very flexible and must be viewed to be fully appreciated.



Council Tax Band: F



The accommodation comprises large entrance reception hall, sitting room, huge dining room with space for large dining room table and bi-folding doors opening on to the rear terrace, 'wow-factor' open-plan kitchen family room, study/occasional ground floor bedroom six, ground floor main double bedroom with en-suite shower room and walk-in wardrobe offering annexe/granny flat potential (subject to the necessary planning permission), utility room and downstairs WC. On the first floor there is a large landing area, three further generous double bedrooms and a family bathroom. On the second floor is another huge double bedroom with full en-suite bathroom. The property is situated near the centre of the pretty town of Stalbridge. Stalbridge is Dorset's smallest town and offers a selection of good pubs, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station. The town proudly boasts Dikes, a family run, independent superstore, deli and café, which is a short walk away and convenient for a wide range of good quality supplies. It is only a short drive to the sought-after, 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 also has good access to the mainline railway station making London Waterloo in just over two hours. This property is one-in-a-million and is ideal for aspiring family buyers, looking for somewhere beautiful to settle in this exceptional area, whilst also making the most of the cheap mortgages available at the moment. It also may appeal to the pied-a-terre or London market, or pied-a-terre market from cash buyers linked with the local private schools. IT SIMPLY MUST BE VIEWED INTERNALLY TO BE EXPERIENCED!

Double glazed front door leads to entrance porch. uPVC double glazed window to the side, ceramic floor tiles, entrance leads to entrance reception hall.

#### ENTRANCE RECEPTION HALL – 12'5 Maximum x 19'7 Maximum

A fantastically proportioned entrance reception hall providing a greeting heart to the home. uPVC double glazed sash window to the front, period style ceramic tiled floor. Staircase rises to the first floor, under stairs storage recess for boots and shoes, brick fireplace with cast iron log burning stove, paved hearth. Wall mounted radiator, cupboard houses lagged hot water cylinder and immersion heater. Oak doors lead off the entrance reception hall to the main rooms.

#### DINING ROOM – 34'7 Maximum x 12'6 Maximum

This superbly proportioned dining room flows into the open plan kitchen / family room. There are full width and height sliding double glazed bi-fold doors opening onto a rear sun terrace. This room boasts proportions big enough to house a large dining room table and guests can dine taking in extensive countryside views at the rear. Two wall mounted radiators, timber effect flooring.

#### OPEN PLAN KITCHEN FAMILY ROOM - 44'3 Maximum x 17'2 Maximum

A stunning open plan living space enjoying feature size double glazed windows to the side and two sets of sliding double glazed patio doors opening onto rear sun terrace taking into extensive countryside views. Timber effect flooring, three contemporary radiators. This room boasts an extensive selection of oak panelled kitchen units comprising solid granite work surface and tiled surrounds, inset one and a half stainless-steel sink bowl and drainer unit with mixer tap over. Inset stainless-steel gas hob, a range of drawers and cupboards under, space and plumbing for dishwasher, integrated stainless-steel electric oven and grill with microwave over.

Recess provides space for upright fridge freezer, a range of matching wall mounted cupboards. Stainless-steel splashback and cooker hood extractor fan, wall mounted cupboards. Island unit with quartz work top, pan drawers and cupboards under. Double doors lead to shelved larder cupboard. Oak door leads to cloakroom.

#### CLOAKROOM

Fitted low level WC, wash basin. Further oak door leads to utility room.

#### UTILITY ROOM – 8'11 Maximum x 7'2 Maximum

Window to the side, laminated work surface, inset stainless-steel circular sink bowl, cupboards under. Space and plumbing for washing machine and tumble dryer, space for upright fridge freezer, matching wall mounted cupboards, wall mounted radiator. Integral door leads to garage.

Glazed and panelled oak door from the open plan living area to the sitting room.

#### SITTING ROOM – 19'10 Maximum x 12'9 Maximum

A cosy sitting room enjoying a brick fire surround with cast iron log burning stove, slate hearth. Two period style uPVC double glazed sash windows to the front, radiator, window seat feature. Various useful alcoves.

#### STUDY / OCCASIONAL BEDROOM – 14'7 Maximum x 7'7 Maximum

Period style uPVC double glazed sash window to the front, radiator.

#### GROUND FLOOR BEDROOM – 15'8 Maximum + 6'7 Recess x 13'4 Maximum

Large double glazed window to the rear enjoying extensive countryside views, radiator. Oak door leads to ensuite shower room. A white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with electric shower over, tiled surrounds, extractor fan. Double glazed window to the side, heated towel rail, ceramic tiled floor. Further door leads to WALK-IN WARDROBE: 9' Maximum x 5'9 Maximum, light and power connected, radiator.

Staircase rises from the entrance reception hall to the first floor landing. A generous landing area with two uPVC double glazed sash windows to the front with fitted shutters, two radiators.

#### BEDROOM TWO – 12'6 Maximum x 12'3 Maximum

Period style uPVC sash double glazed window to the front, radiator, fitted wardrobe cupboard space.

#### BEDROOM THREE – 13'10 Maximum x 9'10 Maximum

A third generous double bedroom, excellent ceiling heights, moulded picture rail. uPVC double glazed sash window to the front, fitted wardrobe cupboard space, radiator.

#### BEDROOM FOUR – 13'9 Maximum x 7'7 Maximum

uPVC double glazed window to the rear enjoying extensive countryside views, fitted shutters, radiator, fitted wardrobe cupboard space.

#### FIRST FLOOR FAMILY BATHROOM



A luxury period style white suite comprising low level WC, pedestal wash basin, fitted bath with mains shower tap arrangement over, period style tiled surrounds and floor. Glazed shower cubicle with wall mounted main shower over, heated towel rail, extractor fan. uPVC double window to the rear enjoying extensive countryside views.

Staircase rises from the first floor landing to the second floor landing. Panel door leads to master bedroom.

#### MASTER BEDROOM – 16'8 Maximum x 12'11 Maximum

A beautiful room with of full of character enjoying exposed ceiling rafters, uPVC double window to the rear enjoying extensive countryside views, radiator. Pine latch door leads to

**EN-SUITE BATHROOM:** A period style white suite comprising pedestal wash basin, tiled splashback, pine panelled bath with mains shower tap arrangement over, tiled surrounds. Circular glazed shower cubicle with wall mounted mains shower over, period style heated towel rail and radiator, shaver point. Eaves storage, extractor fan.

#### OUTSIDE

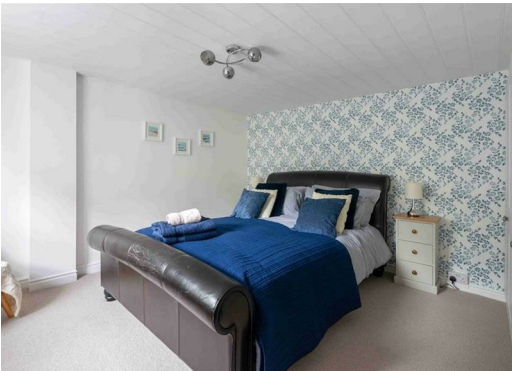
At the front of the property a dropped curb gives access to **ATTACHED GARAGE:** 17'9 Maximum x 18'1 Maximum. Automatic roller garage door, light and power connected. Integral door leads to utility room, further utility area and workshop houses pressurised dual hot water cylinder and immersion heater, wall mounted gas fired boiler. Separate door and window to the front, door at the rear of the garage leads to undercover side walkway giving access to the rear garden and sun terrace.

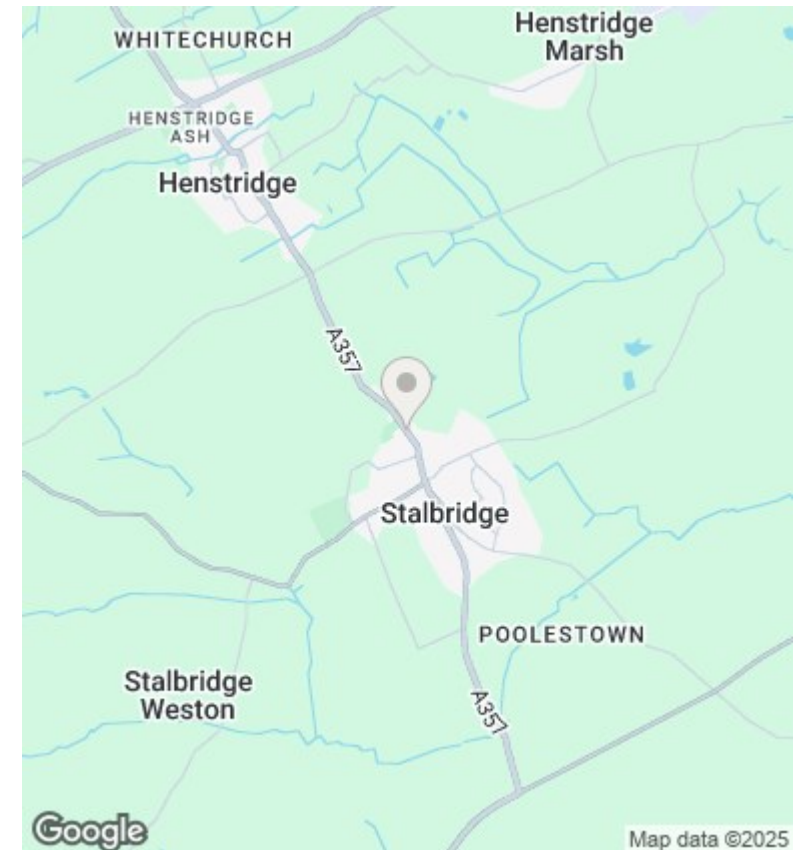
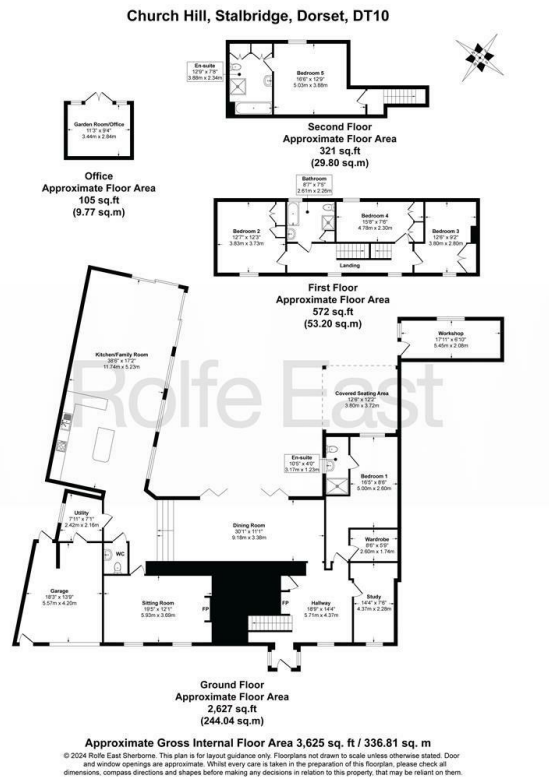
**MAIN REAR GARDEN:** This fantastic rear garden enjoys a sunny Southerly aspect and breath-taking countryside views, it is split into two portions, the first portion being an elevated large sun terrace with full access via bi-folding doors and patio doors from the dining room and open plan kitchen family room, perfect for alfresco entertaining and dining in the summertime. The sun terrace measure approximately 48' depth x 60' width. It is laid to attraction stone paving and timber decking and is fully illuminated with outside lighting. It is enclosed by natural stone walls and wrought iron railings. Outside tap, door leads to lean to **GARDEN STORE:** 17'11 Maximum x 7' Maximum, light and power connected. Window to the rear, various work benches.

Steps from the sun terrace lead down to the **MAIN LAWNED GARDEN:** 94' width x 30' depth. This lawned rear garden is enclosed by timber fencing, mature hedges and enjoys a glorious backdrop onto extensive countryside views, there are various timber bordered vegetable plots, rain water harvesting butts, timber summer house, further timber garden shed, timber composter.









## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		78
(69-80) <b>C</b>	67	
(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	