

# Rolfe East



## The Old Dairy Farm, Hazelbury Bryan, DT10 2ES

Offers In Excess Of £599,950

- PERIOD-STYLE, MODERN 3-4 DOUBLE BEDROOM DETACHED HOME (1960 SQUARE FEET).
- DETACHED DOUBLE GARAGE PROVIDING GATED PARKING FOR 2-4 CARS.
- PRESTIGIOUS RESIDENTIAL CUL-DE-SAC ADDRESS.
- SHORT WALK TO VILLAGE PUB AND SHOP.
- OIL-FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING AND TWO LOG BURNING STOVES.
- WELL PRESENTED LEVEL GARDENS AT THE FRONT AND REAR.
- BEAMS, FLAGSTONE FLOORS, LATCH DOORS AND EXPOSED STONE ELEVATIONS.
- AMONGST OTHER ATTRACTIVE PERIOD-STYLE PROPERTIES.
- TWO / THREE RECEPTION ROOMS AND THREE / FOUR DOUBLE BEDROOMS.
- MUST BE VIEWED INTERNALLY TO BE APPRECIATED.

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

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



# 14 The Old Dairy Farm, Hazelbury Bryan DT10 2ES

'14 The Old Dairy Farm' is a beautifully presented, substantial (1960 sq ft), 3-4 bedroom, detached, architect-designed house situated in a fantastic edge-of-village residential address within walking distance of the village centre amenities and a short drive to Sherborne town centre and mainline railway station to London Waterloo. The property boasts a landscaped rear garden enjoying a good degree of privacy as well as driveway parking for 2-3 cars or more leading to an attached double garage / workshop. It is heated via an oil-fired radiator central heating system and also boasts replacement uPVC double glazing. The property has a burglar alarm system and is wired to allow a stand-by generator back-up. The well laid out accommodation enjoys good levels of natural light and comprises large entrance reception hall, sitting room, dining room / ground floor occasional bedroom four, open-plan kitchen / breakfast room, utility room and ground floor WC. On the first floor there is a landing area, generous master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. There are fantastic rural dog walks from nearby the front door. It is only a short walk to the village centre and amenities, including village pub, parish church and sought-after primary school. It is only a short drive to the prestigious, 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. 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 SUPERB HOME MUST BE VIEWED INTERNALLY!



Council Tax Band: E



This property is ideal for aspiring families making the most of the decreasing mortgage rates available at the moment looking for somewhere pleasant to settle in this exceptional town. It also may appeal to buyers cashing out of the London and South East market, seeking a new life in the West Country, the pied-a-terre or holiday let/rental market linked with the excellent local schools.

Paved pathway leads to storm porch with outside light, glazed and panelled front door leads to entrance reception hall.

#### ENTRANCE RECEPTION HALL – 10'9 Maximum x 11'8 Maximum

A beautifully proportioned entrance reception hall providing a greeting area and a heart to the home, pine staircase rises to the first floor, slate floor tiles, pine architraves and skirting boards, pine door leads to under stairs cupboard space, inset ceiling lighting, radiator, telephone point, pine double doors lead to large cloaks cupboard, pine latch cottage-style doors lead off the entrance reception hall to the ground floor rooms.

#### DINING ROOM – 13'8 Maximum x 12'7 Maximum

Hardwood flooring, timber skirting boards and architraves, two radiators, uPVC period-style double glazed window to the front enjoying a sunny southerly aspect, entrance leads to garden room / sitting room, providing a full through-measurement of 27'2.

#### GARDEN ROOM / SITTING ROOM – 12'8 Maximum x 13'5 Maximum

Feature full height oak double glazed windows to the side and rear overlooking the rear garden, oak double glazed double French doors open onto the rear garden, hardwood flooring, radiator, cast iron log burning stove with flagstone hearth, stone chimney breast feature, radiator.

#### LOUNGE / GROUND FLOOR BEDROOM FOUR – 16'11 Maximum x 11'8 Maximum

A cosy room with two feature double glazed windows to the rear overlooking the rear garden, stone chimney breast feature and fireplace, Herringbone brick hearth, cast iron log burning stove, oak flooring, timber skirting and architraves, exposed beams, inset feature ceiling lighting, radiator.

#### KITCHEN / BREAKFAST ROOM – 16'3 Maximum x 12'1 Maximum

A beautifully proportioned kitchen / breakfast room enjoying a range of oak panelled kitchen units comprising, stone effect work surface, decorative tiled surrounds, inset ceramic Belfast sink with mixer tap over, Belling range-style electric double oven and grill with electric hob over, wall mounted Belling cooker hood over, a range of drawers and cupboards under, integrated fridge, freezer and dishwasher, a range of matching wall mounted cupboards, wall mounted glazed display cabinet, under unit lighting, slate floors. This room enjoys a light dual aspect with uPVC double glazed period-style window to the front enjoying a sunny southerly aspect, radiator, window to the rear,

multi-pane glazed door leads from the kitchen / breakfast room to the utility / boot room.

#### UTILITY / BOOT ROOM – 10'9 Maximum x 9'4 Maximum

A range of Shaker-style kitchen units comprising oak effect laminated work surface, inset one and a half stainless-steel sink bowl and drainer unit, mixer tap over, decorative tiled surrounds, a range of fitted cupboards under, space and plumbing for washing machine, recess provides space for upright fridge freezer, double glazed window to the rear overlooks the rear garden, radiator, slate flooring, glazed stable door to the rear garden, feature ceiling window with inset feature ceiling lighting, extractor fan.

Pine latch door leads from the entrance reception hall to the ground-floor cloakroom.

#### GROUND FLOOR CLOAKROOM

Fitted low level WC, wall mounted wash basin, chrome heated towel rail, tiling to dado height, uPVC double glazed window to the front, slate tiled floor.

Pine staircase rises from the entrance reception hall to first floor landing. uPVC double glazed period-style stairwell window to the front enjoying a sunny southerly aspect.

#### FIRST FLOOR LANDING

Pine skirting boards and architraves, radiator, ceiling hatch leads to boarded loft space with electric light connected, pine door leads from the first floor landing to the airing cupboard housing sealed hot water cylinder and immersion heater, slatted shelving, pine cottage-style latch doors lead off the landing to the first floor rooms.

#### MASTER BEDROOM – 16'4 Maximum x 14'2 Maximum

A beautifully proportioned master bedroom enjoying a light dual aspect with period style uPVC double glazed windows to the front and rear. The front enjoys a sunny southerly aspect, the rear enjoys outlooks across the rear garden, two radiators, engineered oak flooring, pine skirting boards and architraves, pine double doors lead to fitted wardrobe cupboard space, pine latch door leads to en-suite shower room.

#### EN-SUITE SHOWER ROOM -6'9 Maximum x 6'1 Maximum

A modern white suite comprising low level WC, wash basin over storage drawers, glazed corner shower cubicle with wall mounted mains shower and rain shower over, mosaic tiled walls, stone tiled floor, uPVC double glazed window to the front, chrome heated towel rail, inset feature ceiling lighting, extractor fan.

#### BEDROOM TWO – 12'7 Maximum x 13'8 Maximum

A second generous double bedroom enjoying a light dual aspect with uPVC



period-style double glazed windows to the front and rear, the front enjoying a sunny southerly aspect, radiator, pine skirting boards and architraves, pine door leads to fitted wardrobe cupboard space.

#### BEDROOM THREE – 10'7 Maximum x 11'8 Maximum

A third double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side and rear, pine skirting boards and architraves, radiator, telephone point.

#### FAMILY BATHROOM – 8'8 Maximum x 6'5 Maximum

A modern white suite comprising low level WC, inset wash basin into worktop with cupboards under, panelled bath with folding glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, shaver light and point, extractor fan, double glazed Velux ceiling window, radiator.

#### OUTSIDE

At the front of the property there is a large portion of lawned garden giving a depth of 38' from the road. There are a variety of mature trees and well stocked flowerbeds and borders enjoying a selection of mature plants and shrubs, paved pathway leads to storm porch with outside lighting. The front garden enjoys a sunny southerly aspect, rain water harvesting butts, timber side gate gives access to area laid to stone paving and slate chippings. This area houses external oil-fired central heating boiler and area for recycling containers and wheelie bins, timber log store, side pathway leads to rear garden.

#### REAR GARDEN – 55' Maximum in width x 37' Maximum in depth

The garden is laid mainly to shaped lawn and boasts a paved patio seating area and greenhouse. The garden is mainly enclosed by brick walls and boasts a variety of well stocked flowerbeds and borders enjoying a selection of mature plants and shrubs, outside tap, outside light, outside power point, double gates give vehicular access from the cul-de-sac to a private driveway allowing enclosed off-road parking for one to two cars leading to a detached double garage.

#### DOUBLE GARAGE – 17'5 in depth x 16'8 in width

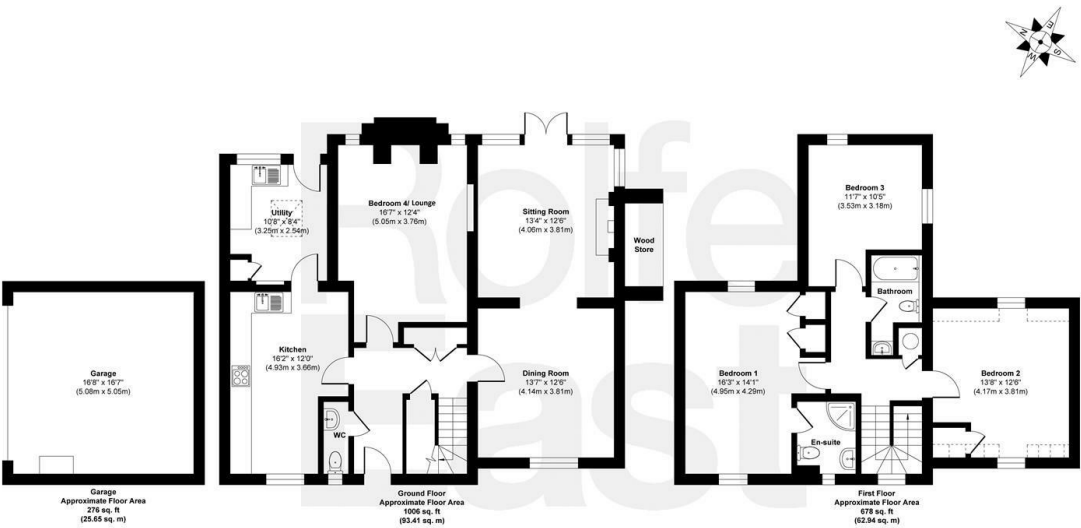
Automatic up and over garage door, light and power connected, rafter storage above.







The Old Dairy Farm, Hazelbury Bryan, DT10



Approx. Gross Internal Floor Area 1960 sq. ft / 182.00 sq. m (Including Garage)

© 2025 Rolfe East Sherborne. This Plan is for guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst 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. Produced by Elements Property



## 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		
(81-91) B		
(69-80) C	70	78
(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	