

# Rolfe East



## Blackford Road, Charlton Horethorne, DT9

Offers In Excess Of £325,000

- PRETTY, SEMI-DETACHED, NATURAL STONE PERIOD CHARACTER COTTAGE.
- OFF ROAD PARKING FOR 2-3 CARS PLUS ELECTRIC CAR CHARGING POINT.
- FLAGSTONE FLOORS, STONE ELEVATIONS AND FIREPLACES WITH LOG BURNING STOVE.
- SHORT WALK TO TOP VILLAGE PUB, SHOP AND PRIMARY SCHOOL.
- TOP SOUGHT-AFTER EDGE OF VILLAGE LOCATION.
- PRIVATE GARDENS AT THE SIDE AND REAR.
- OIL-FIRED RADIATOR CENTRAL HEATING AND PERIOD STYLE UPVC DOUBLE GLAZING.
- COUNTRYSIDE VIEWS AT THE FRONT AND REAR - BACKING ON TO FIELDS.
- RENOVATED AND RECONFIGURED TASTEFULLY RETAINING CHARACTER FEATURES.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.

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



# Blackford Road, Charlton Horethorne, DT9

'Bluebell Cottage' is a pretty, period, natural stone semi-detached cottage situated on the rural edge of the sought-after Somerset village of Charlton Horethorne. The property backs on to fields and boasts lovely countryside views at the front and the rear plus an east-to-west aspect. The cottage benefits from private driveway parking for two to three cars plus an electric car charging point. The pleasant gardens are situated at the side and rear, including a vegetable garden. The cottage has been the subject of tasteful renovation. Character features include exposed stone fireplaces, flagstone floors and exposed stone elevations. The cottage is enviably free from the restrictions of Grade II listing. It boasts oil-fired radiator central heating and period-style uPVC double glazing. The accommodation comprises entrance reception hall / boot room, sitting room, kitchen leading in to feature garden room / dining room. On the first floor there is a landing area, two double bedrooms – both with countryside views and a first floor family bathroom. This lovely home also has extensive country lane walks from the front door – ideal as you do not have to put the children or the dogs in the car! The village offers The Kings Arms, an award winning superb public house hotel offering great food and ambience. There is also The Village Store awarded a National Treasures Award by Good Housekeeping 2020, active village hall and community, attractive central village green, primary school and church. Horse riding, walking and sporting opportunities are plentiful. Access to the A303 trunk road to London and the south west is good. It is only a short drive to the centres of Sherborne, Bruton and Wincanton towns. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland.

This cottage is a short drive to the stunning, historic town of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. Sherborne town centre also has 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 and conference centre plus restaurant that is in the building of the original Sherborne House. 'Bluebell Cottage' is perfect for those aspiring couples or families looking for their perfect village home, buyers cashing out of the South East and London market or cash buyers looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the holiday letting or second home market. THIS PRETTY COTTAGE MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.



Council Tax Band: B



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Pathway to storm porch. Glazed timber front door leads to entrance reception hall.

**ENTRANCE RECEPTION HALL:** 12'10 maximum x 6'11 maximum. A useful greeting area providing a heart to the home. Period style uPVC double glazed window to the side, flagstone floor, radiator. Staircase rises to the first floor, understairs storage recess. Pine latch door leads from the entrance reception hall to the sitting room.

**SITTING ROOM:** 12'4 maximum x 12'11 maximum. A beautifully presented main reception room. This room enjoys a light dual aspect with two uPVC double glazed period style windows to the front enjoying an easterly aspect and double-glazed uPVC feature arched window to the rear. Natural stone feature fireplace recess with cast iron log burning stone, flagstone hearth, oak flooring, shelved fireside recess, radiator. Entrance from the sitting room leads to the kitchen/ dining room area.

**KITCHEN / DINING ROOM:** An L-shape open plan kitchen / dining room measuring 24'6 maximum x 15'5 maximum. A beautiful open plan living room split into two main areas. Kitchen area. An extensive range of cottage style fitted kitchen units comprising oak worksurfaces, decorative tiled surrounds, inset ceramic one and a half sink bowl and drainer unit, mixer tap over. A range of drawers and cupboards under, space and plumbing for washing machine. Breakfast bar, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, glazed display cabinet. uPVC period style double glazed window to the front, oak flooring. Space for range style oven with electric point and LPG point with cooker hood above.

Dining room/ garden room area. Large feature uPVC double glazed window to the rear overlooks fields and boasts a westerly aspect in the afternoon sun. Two double glazed Velux ceiling windows, uPVC double glazed window to the side, exposed stone elevation, oak flooring, contemporary wall mounted radiator. uPVC double glazed door

to the rear garden.

Staircase rises from the entrance reception hall to the first-floor landing. uPVC double glazed period style window to the rear over looks fields and enjoying countryside views and a westerly aspect. Ceiling hatch to loft space. Pine latch doors lead off the landing to the first-floor rooms.

**BEDROOM ONE:** 10'3 maximum x 11'4 maximum. A double bedroom, uPVC double glazed period style window to the front enjoying an easterly aspect and extensive countryside views. Radiator.

**BEDROOM TWO:** 10'4 maximum x 7'8 maximum. uPVC double glazed period style window to the front enjoying extensive countryside views and an easterly aspect. Stone feature fireplace, recess, radiator, shelved storage recess.

**FIRST FLOOR FAMILY BATHROOM:** 8'6 maximum x 5' maximum. A period style white suite comprising low level WC, panel bath with glazed shower screen over, wall mounted mains shower over. Circular ceramic wash bowl on oak washstand, mixer tap over. Tiling to splash prone areas, uPVC double glazed window to the rear enjoys extensive countryside views, radiator, painted panelling to dado height, oak flooring.

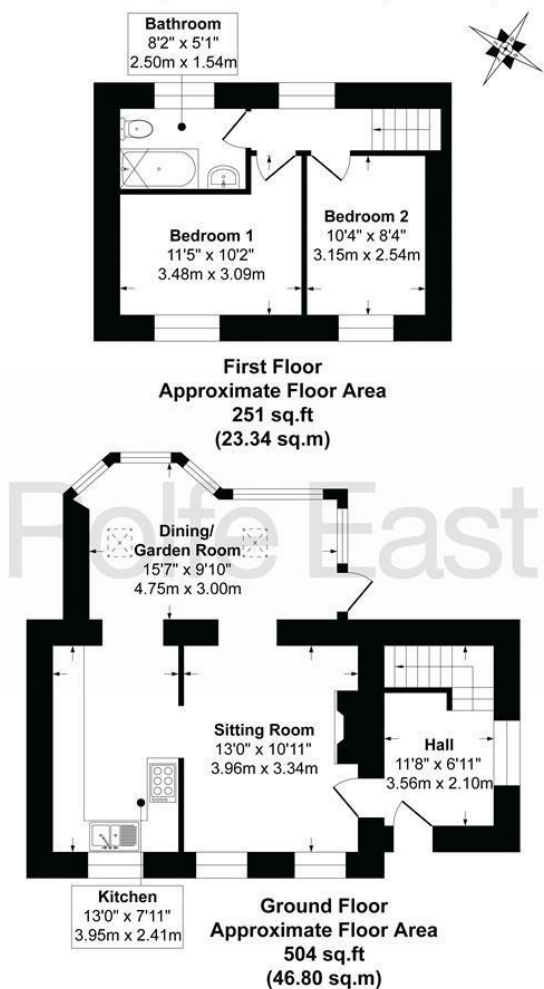
**OUTSIDE:**

At the front of the property, a dropped curb gives vehicle access from the country lane to a private driveway at the side of the property providing off road parking for two cars with scope for more, subject to the necessary planning permission. Electric light, electric car charging point.

The driveway area houses log store and oil tank, area to store recycling containers and wheelie bins. There is a pretty area of front garden enclosed by natural stone borders. The front garden is laid mainly to flowerbed and boasts a variety of mature plants and shrubs, LPG bottles.

Gate gives access from the driveway area to the main rear garden. The main garden is situated at the rear of the property and measures 50' in width x 16'9 in depth maximum. The rear garden is laid mainly to paving and enjoys a lovely west facing seating area. The rest of the garden is laid to stone chippings. There are a variety of natural stone borders and areas of lawn. Timber garden shed, gate gives access to vegetable garden with rainwater harvesting butt.

Blackford Road, Charlton Horethorne, Somerset, DT9



Approximate Gross Internal Floor Area 755 sq. ft / 70.14 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. 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.



## 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</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