

Rolfe East



Greenhill, Sherborne, DT9 4EP

Guide Price £725,000

- PERIOD GRADE II LISTED DOUBLE-FRONTED TOWN RESIDENCE (spacious 2362 square feet).
- DRIVEWAY PARKING FOR 3-4 CARS WITH POTENTIAL FOR CARPORT OR GARAGE (STPP).
- FIVE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT WALK TO TOWN CENTRE, RAILWAY STATION TO LONDON & WAITROSE STORE.
- HUGE LANDSCAPED REAR GARDEN MEASURING 115' FEET.
- NATURAL STONE FIREPLACES, CAST IRON LOG BURNER AND WINDOW SEATS.
- OPEN-PLAN BESPOKE KITCHEN BREAKFAST ROOM OPENING ON TO REAR GARDEN.
- LARGE NATURAL STONE OUTBUILDING WITH PLANNING FOR CONVERSION TO ANNEX.
- PRETTY STREET SCENE NEXT TO OTHER PRETTY PROPERTIES ON ICONIC GREENHILL.
- TWO GENEROUS RECEPTION ROOMS.

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Crantock Greenhill, Sherborne DT9 4EP

HUGE 115' GARDEN AND OFF ROAD DRIVEWAY PARKING FOR 3-4 CARS! 'Crantock' is a handsome, double fronted, period, Grade II listed, natural stone town centre residence situated in one of the prettiest street scenes – surrounded by other attractive period properties – a very short distance to the High Street and mainline railway station to London Waterloo. The house boasts a huge, landscaped rear garden measuring approximately 115' in length, with wonderful vines and Wisteria climbing plants creating a secret garden feel. The entire plot and gardens extends to approximately 0.11 acres. There is a private driveway area providing off road parking for three to four cars and space to add a carport or garage, subject to the necessary planning permission. The house is very well presented, retaining some lovely period character features including natural stone fireplaces, exposed beams, window seats and working shutters. However, it also enjoys an eclectic blend of period character and contemporary open-plan living with a superb open-plan kitchen breakfast room with bi-folding doors opening on to the rear garden. The house is heated by mains gas fired radiator central heating and benefits from some double glazing and secondary glazing. The large stone outbuilding currently has planning permission passed to convert into an annex with mezzanine level and much more. The deceptively spacious (2362 square feet), well laid out accommodation enjoys good levels of natural light and comprises entrance reception hall, sitting room, dining room, 'wow-factor' open-plan kitchen / breakfast room and utility room / WC. On the first floor, there is a landing area, master double bedroom with en-suite shower room, three further double bedrooms and a family bathroom. On the second floor, there is a huge attic room / fifth double bedroom. There are superb walks not far from the front door at The Quarr Nature Reserve, the two Sherborne Castles and Purleigh Meadows.



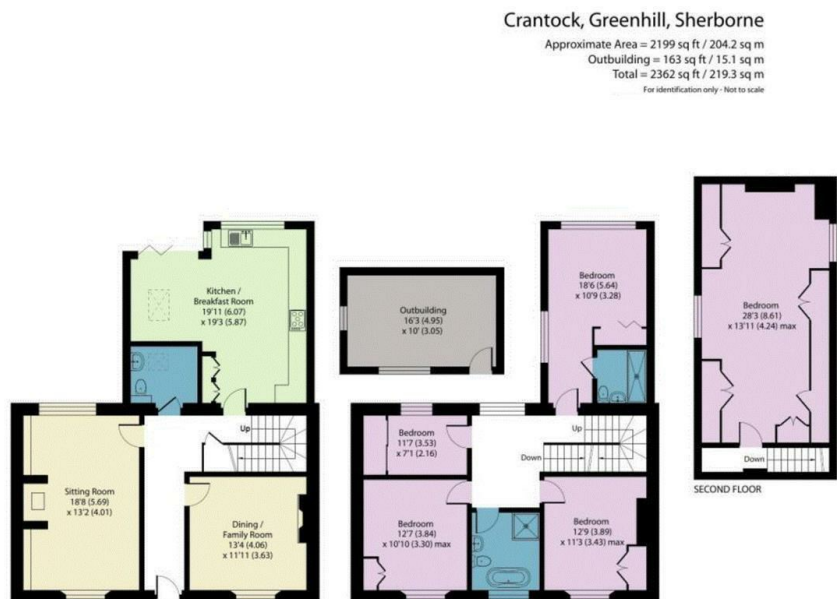
Council Tax Band: F



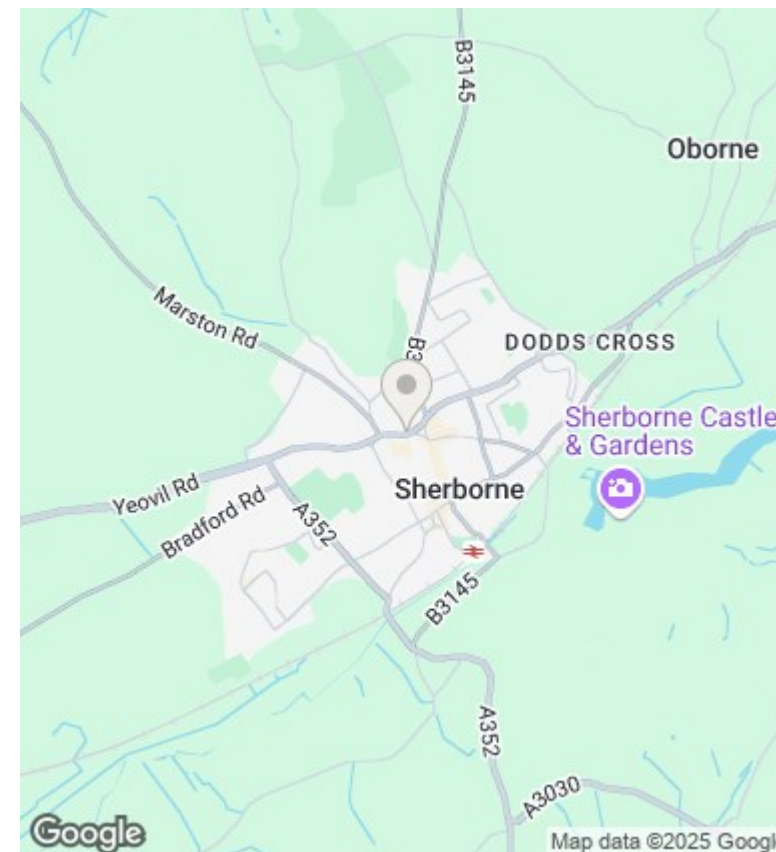
This property is very close to the picturesque town centre of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. The mainline railway station is in the centre of the town and a short walk away, making London Waterloo in just over two hours without changing your seat. This property is perfect for those aspiring families looking for the perfect Sherborne home, for cash buyers from urban areas looking for a home in this exceptional area or as a pied-a-terre, main home or holiday let.







© 2023 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. Produced by Elements Property



Directions

Viewings

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

Council Tax Band

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