

Rolfe East



Sandford Orcas, DT9 4RS

Price Guide £350,000

- PRETTY PERIOD NATURAL STONE SEMI-DETACHED COTTAGE IN CONSERVATION AREA.
- IMPRESSIVE PLOT AND GARDENS EXTENDING TO JUST UNDER A QUARTER OF AN ACRE.
- HUGE SCOPE TO ADD DRIVEWAY, GARAGE AND EXTEND (subject to planning permission).
- EXQUISITE VIEWS - PEACEFUL HILLSIDE LOCATION.
- FLAGSTONE FLOORS, FIREPLACE, MULTI PANE WINDOWS AND CAST IRON LOG BURNER.
- MODERN ELECTRIC NIGHT STORAGE HEATING.
- THREE DOUBLE BEDROOMS.
- LARGE LOUNGE / DINING ROOM (20'9 Maximum x 14'4 maximum).
- VERY SHORT WALK TO VILLAGE PUB - COUNTRY LANE WALKS FROM THE FRONT DOOR!
- VACANT - NO FURTHER CHAIN.

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6 Mitre Cottages , Sandford Orcas DT9 4RS

VACANT - NO FURTHER CHAIN. Standing in huge, exquisite gardens and plot extending to nearly a quarter of an acre (0.20 acres approximately) on a charming hillside with superb views, in a pretty conservation area in the heart of this picturesque Dorset village - 6 Mitre Cottages is one to be viewed! This very pretty, natural stone, period, semi-detached cottage is enviably free from the restrictions of Grade II listing and offers tremendous scope to add extensive driveway parking and garage on the roadside area of garden, subject to the necessary planning permission. The cottage requires renovation but boasts potential for significant extension at the side and rear, subject to the necessary planning permission. Character features include exposed floorboards, flagstone floor, attractive multi pane windows and fireplace with cast iron log burning stove. The cottage is heated by modern electric night storage heaters. The impressive gardens are situated at the side and rear of the property. The top of the garden enjoys extensive views across the village to woodland and countryside beyond. The existing accommodation enjoys good levels of natural light from a sunny southerly aspect at the front. It comprises entrance hall, open-plan sitting room / dining room and kitchen / breakfast room and ground floor shower room / WC. On the first floor there is a landing area and three double bedrooms. There are excellent village and country lane walks from the front door - ideal as you do not need to put the kids or the dogs in the car! The cottage is also a very short walk to the popular village pub. The property is a very short drive to the centre of the 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 is also a short drive to the mainline railway station making London Waterloo in just over two hours. VACANT.



Council Tax Band: C



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. NO FURTHER CHAIN.

Steps and pathway to front door with outside light. Glazed front door leads to

ENTRANCE HALL: 6'10 maximum x 4' maximum. A useful greeting area. Panel doors lead off the entrance hall to further rooms.

SITTING ROOM / DINING ROOM: 14'4 maximum x 20'9 maximum. Multi pane window to the front boasting a sunny southerly aspect, fireplace recess with cast iron log burning stove, fireside recess shelving, two electric night storage heater, flagstone floor, engineered oak floor, shelved alcove, staircase rises to the first floor with understairs storage cupboard space, internal window to the kitchen. Cottage latch door leads from the sitting room/dining room through to the

KITCHEN / BREAKFAST ROOM: 12'2 maximum x 8'8 maximum. A range of oak panelled kitchen units, comprising granite effect laminated worksurface, stainless steel one and a half sink bowl and drainer unit, mixer tap over, tiled surrounds, a range of drawers and cupboards under, space and point for electric oven, space and plumbing for washing machine, integrated dishwasher, integrated fridge, a range of matching wall mounted kitchen units with under unit lighting, concealed wall mounted cooker hood extractor fan, electric night storage heater, window to the side, glazed door to the side. Door leads to airing cupboard housing Lagged hot water cylinder and immersion heater, slated shelving.

Door from the entrance hall leads to

GROUND FLOOR SHOWER ROOM / WC: 6'10 maximum x 6'8 maximum. A white suite comprising low level WC, pedestal wash basin, tiled splashback, double sized glazed shower cubicle with wall mounted electric shower over, window to the side, extractor, wall mounted electric heater.

Staircase rises from the dining room area to the first floor. First floor landing. Window to the side. Doors lead off the landing to the bedrooms.

BEDROOM ONE: 12'11 maximum x 10'10 maximum. A generous double bedroom with excellent ceiling heights, cast iron feature fireplace, shelved alcove, exposed beams, exposed floorboards, electric night storage heater, multi pane window to the side enjoying a sunny southerly aspect.

BEDROOM TWO: 10'3 maximum x 8'5 maximum. A second double bedroom, multi pane window to the rear, exposed floorboards, excellent ceiling heights, painted panelling, electric night storage heater.

BEDROOM THREE: 11'5 maximum x 6'11 maximum. Window to the side, electric night storage heater, exposed floorboards.

OUTSIDE:

At the front of the property steps and pathway leads to the front door, outside light. A substantial lawned front garden giving a good depth from the road enjoying a variety of well stocked flowerbeds and borders. Wrought iron side gates gives access to the main garden.

The main garden is situated on the side and rear of the property and is laid to lawn. It extends to just under a quarter an acre (0.20 acres approximately) and is on a pleasant hillside location. It is enclosed by mature hedges and trees and boasts sunny southerly and westerly aspects, fishpond, a variety of well stocked flowerbeds and borders, paved patio seating area, raised flowerbeds, timber garden shed, greenhouse, further storage shed, area to store wheelie bins and recycling containers, outside light.

There is free unrestricted parking on the lane in front of the property.





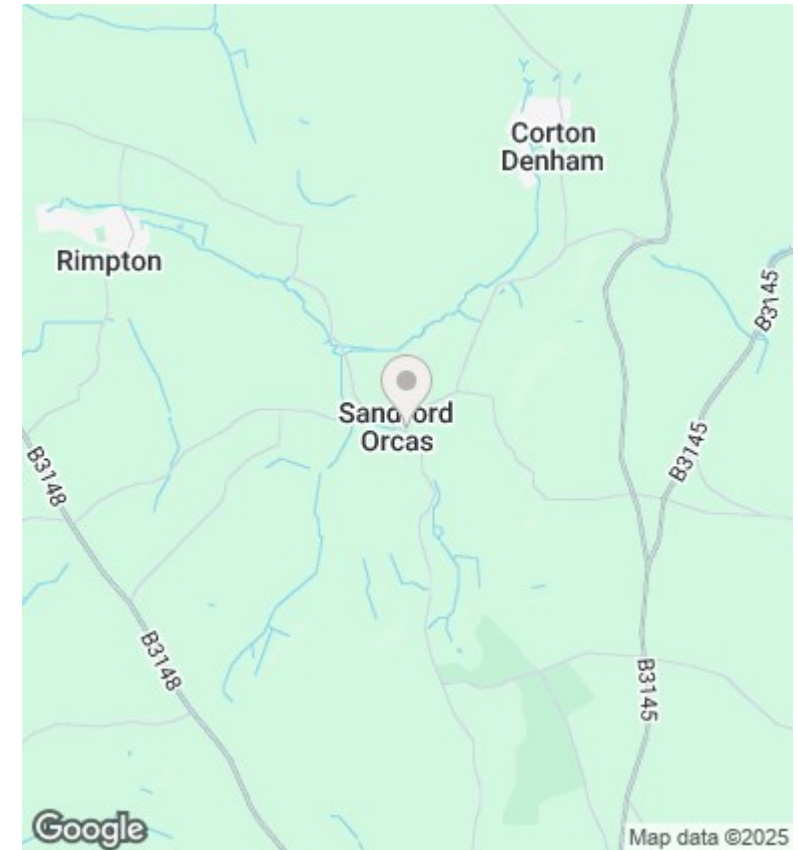
Mitre Cottages, Sandford Orcas, Dorset DT9



Ground Floor
Approximate Floor Area
459 sq.ft
(42.70 sq.m)

First Floor
Approximate Floor Area
347 sq.ft
(32.22 sq.m)

Approximate Gross Internal Floor Area 806 sq. ft / 74.92 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. While 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.



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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC