

Rolfe East



The Green, Stoford, BA22 9UD

Offers In Excess Of £279,000

- BEAUTIFUL PERIOD (circa 1769) STONE TERRACE COTTAGE ON PRETTY VILLAGE GREEN.
- PRIVATE DRIVEWAY PARKING FOR 1-2 CARS.
- LARGE FRONT GARDEN GIVING GOOD DEPTH FROM COUNTRY LANE.
- MUST BE VIEWED!
- LOVELY SOUTH-FACING GARDEN WITH COUNTRYSIDE VIEWS.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- VERY SHORT WALK TO VILLAGE PUB AND RAILWAY STATION TO LONDON WATERLOO.
- INGLENOOK FIREPLACE, EXPOSED BEAMS AND WINDOW SEATS.
- UPVC DOUBLE GLAZING AND MODERN ELECTRIC RADIATORS.
- SURPRISINGLY SPACIOUS LIVING ACCOMMODATION - 1017 SQUARE FEET.

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Poppy Cottage, 5 The Green, Stoford BA22 9UD

WALKING DISTANCE TO THE MAINLINE RAILWAY STATION TO LONDON WATERLOO AND EXETER! Poppy Cottage is a substantial, period, natural stone, terraced cottage dating back to approximately 1769, situated in a picturesque village centre position opposite the village green and a short walk from the village pub. The cottage backs on to fields and countryside, enjoying lovely south-facing views at the rear. There is a substantial, pretty front garden giving a good depth from the country lane plus a private driveway offering off road parking for one to two cars. The cottage is enviably free from the restrictions of Grade II listing and yet boasts a wealth of period character features including exposed beams, Inglenook fireplace, original cast iron stove and window seats. It benefits from uPVC double glazing and modern electric radiators. At the rear of the property is a private garden enjoying a sunny southerly aspect and views across fields. The surprisingly spacious accommodation comprises entrance porch / boot room, large sitting room / dining room, kitchen and utility room. On the first floor is a landing area, a double bedroom with views across the village green at the front and a family bathroom. On the second floor there is another substantial double bedroom with walk-in storage cupboard and sunny, south-facing countryside views. This property offers plenty of scope for further reconfiguration, subject to the necessary planning permission. There are lovely countryside walks a short walk from the front door of this house. The village centre and pub is a short walk away. Stoford lies approximately 2 miles south of Yeovil. The village is centred on a village green with the pub located opposite. The adjoining village of Barwick which lies within the same parish has a primary school, church and recreational ground. Both Sherborne and Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational and shopping facilities.



Council Tax Band: C



Paved pathway to front door with outside light. Entrance porch, quarry tiled floor, electric light connected, solid oak period door leads to

OPEN PLAN SITTING ROOM / DINING ROOM: 23'4 maximum x 17'7 maximum. A beautifully proportioned well presented main reception room enjoying a wealth of character features including inglenook fireplace with cast iron log burning stove, fireside recess shelving, exposed beams, exposed natural stone elevations. This room enjoys a light dual aspect with uPVC double glazed window to the front overlooking the village green, fitted window seat, glazed double doors to the rear, painted panelling to dado height, electric radiator, telephone point.

DINING ROOM AREA: Brick feature fireplace recess with cast iron oven stove feature. Staircase rises to the first floor, inset ceiling lighting. Glazed double French doors opening to the rear conservatory. Glazed pine latch door leads from the dining area through to the

KITCHEN: 11'11 maximum x 4'8 maximum. A range of painted panelled kitchen units comprising laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, decorative tiled surrounds, inset electric induction hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, uPVC double glazed window to the rear overlooks the rear garden enjoying views to countryside beyond ceramic floor tiles, internal window to the conservatory. Entrance from the kitchen leads to the

CONSERVATORY / UTILITY ROOM: 10'10 maximum x 6'6

maximum. Ceramic floor tiles, uPVC double glazed door and window to the rear enjoying countryside views, light and power connected, glazed double French doors open from the utility room back to the dining room area.

Staircase rises from the dining room area to the first floor landing, exposed beams, uPVC double glazed window to the rear enjoying countryside views, electric radiator. Doors lead off the landing to the first floor rooms.

BEDROOM TWO: 12'1 maximum x 9'11 maximum. A double bedroom, uPVC double glazed window to the front enjoying views to the pleasant village green, window seat, wall mounted electric heater, exposed beams, alcove, fitted wardrobe cupboard space.

FIRST FLOOR FAMILY BATHROOM: 6'6 maximum x 10'4 maximum. A white suite comprising low level WC, pedestal wash basin, panelled corner bath, separate glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, exposed beams, uPVC double glazed window to the rear enjoying countryside views, shelved alcove, shelved cabinet, heated towel rail, illuminated wall mirror. Panel door leads to airing cupboard housing unvented hot water cylinder and immersion heater, slated shelving.

Oak latch door leads from the first floor landing giving access to stairwell rising to the second floor.

MASTER BEDROOM: 15'1 maximum x 16'6 maximum. A generous double bedroom, two double glazed Velux ceiling windows to the rear enjoying fantastic rural views, exposed beams, chimney breast feature. Pine door leads to large walk in storage cupboard space, electric radiator.

OUTSIDE:

A dropped curb gives vehicular access to an off-road driveway parking area, providing off road parking for two cars. The front garden gives a depth of 27'4 from the pavement. It is laid to lawn and boast a variety of well stocked flowerbeds and borders, fishpond and water feature, outside light, rainwater harvesting butt, bin storage area.

At the rear of the property is the MAIN REAR GARDEN: 42' in length x 10'10 in width. It is enclosed by timber panel fencing laid to paving and lawn, outside tap, rainwater harvesting butt, drying area, timber garden shed. The rear garden boasts a sunny southerly aspect, a good degree of privacy and fantastic countryside views at the rear.





Ground Floor
Approximate Floor Area
454 sq. ft
(42.20 sq. m)

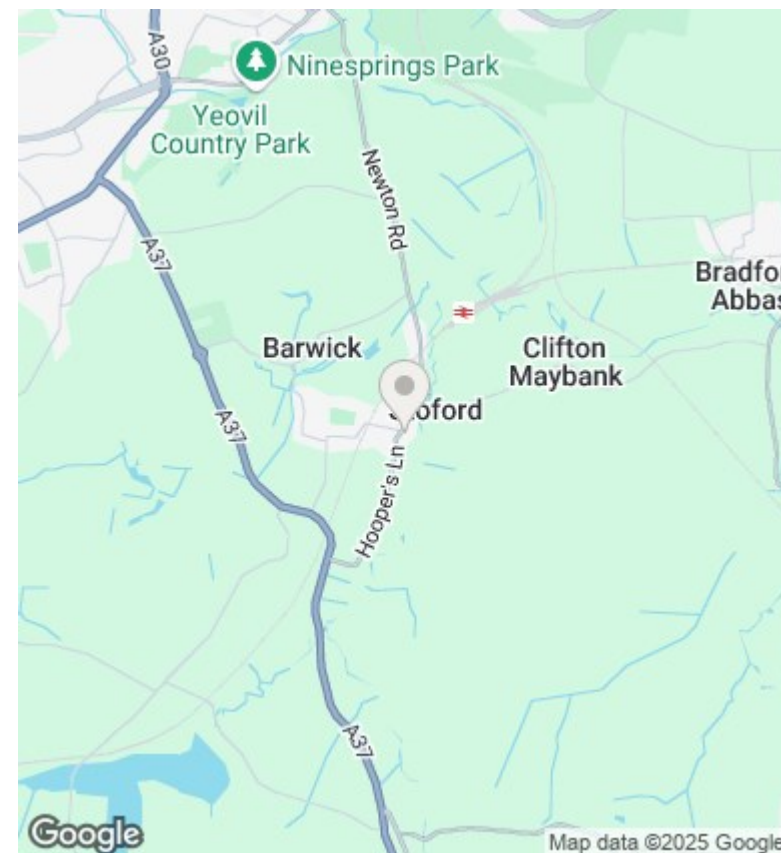
First Floor
Approximate Floor Area
308 sq. ft
(28.60 sq. m)

Second Floor
Approximate Floor Area
255 sq. ft
(23.80 sq. m)

Approx. Gross Internal Floor Area 1017 sq. ft / 94.60 sq. m

© 2021 Rolf 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



Viewings

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

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			<p>63</p> <p>29</p>

England & Wales

EU Directive
2002/91/EC

