

# Rolfe East



## The Cross, Bradford Abbas, DT9 6RY

Offers In Excess Of £395,000

- PRETTY CHARACTER SEMI-DETACHED COTTAGE IN PICTURESQUE VILLAGE LOCATION.
- SCOPE TO EXTEND AND ADD GARAGE (subject to the necessary planning permission).
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO 0.14 ACRES APPROXIMATELY.
- LAPSED PLANNING CONSENT FOR EXTENSION AND LOFT CONVERSION.
- BESPOKE DOUBLE GLAZING AND NEW ELECTRIC HEATING.
- DRIVEWAY PARKING FOR 2-4 CARS.
- FLAGSTONE FLOORS, FIREPLACES, WINDOW SEATS AND CAST IRON LOG BURNING STOVE.
- SHORT WALK TO VILLAGE PUB, PRIMARY SCHOOL, CHURCH AND PRETTY CENTRE.

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# 1 The Cross, Bradford Abbas DT9 6RY

'1 The Cross' is a beautiful, semi-detached, period, natural stone cottage (1162 sq ft) situated in an idyllic village centre, no-through road address only a short walk to the village pub and primary school and a short drive from the town centre of Sherborne and mainline railway station to London Waterloo. The cottage stands in a generous, level plot and gardens extending to 0.14 acres with a large rear garden boasting good privacy and a sunny westerly aspect. There is private driveway parking for two to four cars at the side of the cottage. The property is enviably free from the restrictions of Grade II listing and yet retains many appealing cottage features including lovely fireplaces, exposed beams, window seats, flagstone floors, cottage ceiling heights and a cast iron log burning stove. It offers delightful, well laid out accommodation comprising sitting room, kitchen leading in to dining room, conservatory and downstairs WC. On the first floor there is a landing area, three generous bedrooms and a first floor family bathroom. Features include bespoke double glazed period-style windows and electric night storage heating. This rare home has lapsed planning permission and offers tremendous scope for further extension at the rear plus scope for loft conversion and the addition of a garage or carport, subject to the necessary planning permission. It is only a short walk to the village centre and amenities, including village pub, parish church and sought-after primary school. There are excellent country lane walks from the front door – ideal as you do not need to put the kids and the dogs in the car! The property is only a short drive to the sought-after, 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.



Council Tax Band: D



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 RARE PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED.

Double glazed door leads to

CONSERVATORY: 10'11 maximum x 11'2 maximum. Timber double glazed construction with views across the rear garden, electric light and power connected. uPVC double glazed door leads to the

SITTING ROOM: 18'4 maximum x 16'4 maximum. A generous main reception room enjoying a wealth of cottage character features including natural stone feature fireplace recess with cast iron log burning stove, slate paved hearth, two multi pane double glazed windows to the front, window seat, flagstone floor, electric night storage heater, staircase rises to the first floor, telephone point, TV point. Door leads to

CLOAKROOM / WC: Fitted low level WC, wall mounted wash basin, window to the rear.

Cottage latch door leads from the sitting room through to the

DINING ROOM: 10'8 maximum x 11'3 maximum. A second generous reception room, double glazed multi pane window to the front, flagstone floors, wall mounted electric heater, various fitted cupboards with worksurface, internal window. Entrance leads from the dining room to the

KITCHEN: 12'1 maximum x 6'2 maximum. A range of Shaker style

fitted kitchen units comprising laminated worksurface and surrounds, inset stainless steel sink bowl mixer tap over, inset electric hob, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, recess provides space for upright fridge freezer, shelved larder cupboard, a range of matching wall mounted cupboards, built in eye level stainless steel electric oven and grill, quarry tiled floor, two period multi pane windows to the rear overlook the rear garden, wall mounted stainless steel cooker hood extractor fan.

Staircase rises from the sitting room to the first floor.

FIRST FLOOR LANDING AREA: 9'10 maximum x 7'2 maximum. Double glazed window to the rear overlooks the rear garden, window seat, electric night storage heater, period balustrade, ceiling hatch to loft space. Doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 14'9 maximum x 11'4 maximum. A generous double bedroom, multi pane double glazed window to the front, window seat, wall mounted electric heater, various shelved alcoves, timber effect flooring.

BEDROOM TWO: 14'5 into recess x 11'3 maximum. A second generous double bedroom, multi pane double glazed window to the front, window seat, various shelved alcoves.

BEDROOM THREE: 9'7 maximum x 7'5 maximum. A small third double bedroom, double glazed window to the rear overlooks the rear garden, recess provides hanging space.

FIRST FLOOR FAMILY BATHROOM: 10'9 maximum x 7'1 maximum. A period style white suite comprising low level WC,

pedestal wash basin, tiled splashback, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, double glazed window to the rear overlooks the rear garden, window seat, chrome heated towel rail. Double doors lead to airing cupboard housing pressurised sealed hot water cylinder, slated shelving.

#### OUTSIDE:

This property occupies a generous level plot with feature gardens extending to 0.14 acres approximately.

At the front of the property there is a border laid to stone chippings enclosed by dwarf miniature stone walls, rambling rose.

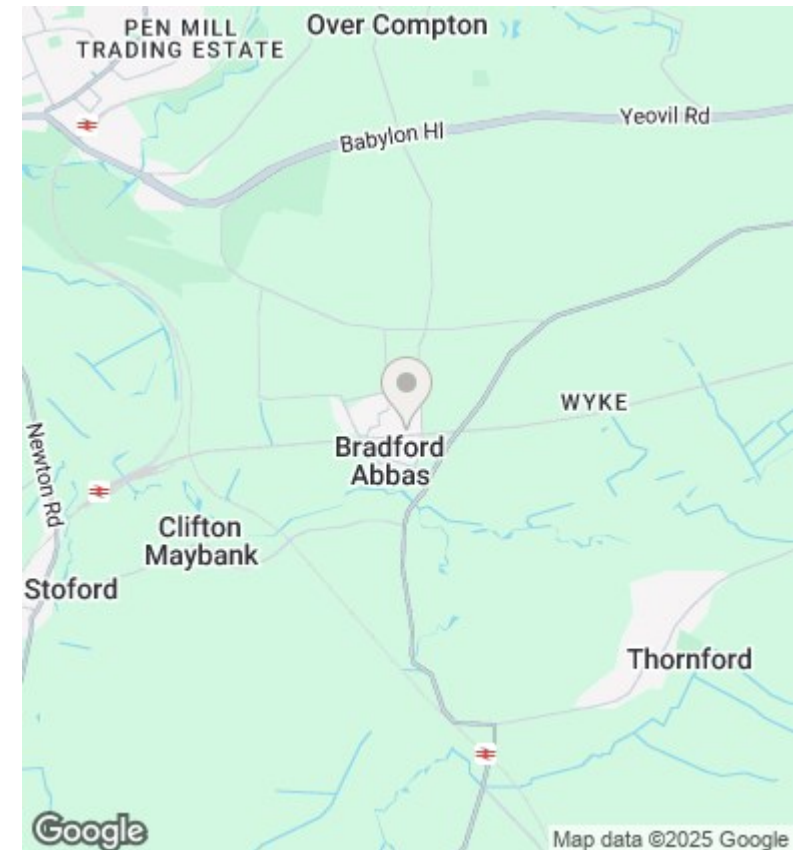
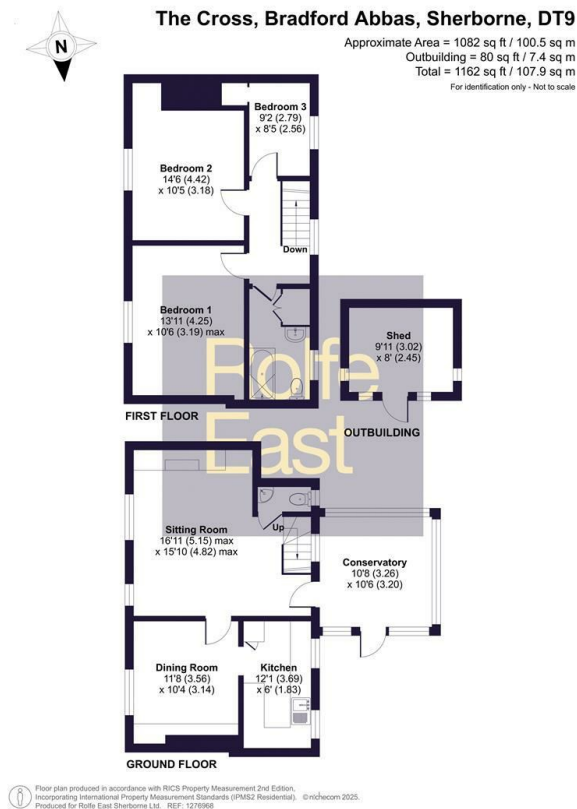
At the side of the property there is vehicular access to a PRIVATE DRIVEWAY providing off road parking for two to four cars, area to store recycling containers and wheelie bins, outside lighting. Timber gate gives access from the driveway area to the main rear garden.

MAIN REAR GARDEN: 103' in depth x 55' in width approximately. The rear garden is level and laid mainly to lawn enclosed by mature hedges, natural stone walls and timber fencing. Paved patio seating area, paved patio benefits from outside light, outside tap. Main garden boasts a variety of mature shrubs and trees, well stocked flowerbeds and borders, large timber garden shed.









## Directions

## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	48	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		