

Rolfe East



High Street, Milborne Port, DT9 5AG

Guide Price £390,000

- STUNNING GRADE II LISTED PERIOD CHARACTER COTTAGE WITH BARN AND CABIN
- DECEPTIVELY SPACIOUS ACCOMMODATION EXTENDING TO 1582 SQUARE FEET
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON
- BEAUTIFUL LARGE REAR GARDEN (150') BOASTING SOUTH FACING ASPECT
- INGLENOOK FIREPLACE, LOG BURNING STOVE, BEAMS AND WINDOW SEATS
- EXCELLENT VILLAGE CENTRE AMENITIES, PUBS, RESTAURANTS AND SHOPS CLOSE BY
- SITUATED IN QUINTESSENTIAL VILLAGE CENTRE TO NEXT TO PRETTY CHURCH
- GAS FIRED RADIATOR CENTRAL HEATING AND SECONDARY DOUBLE GLAZING
- THREE GENEROUS DOUBLE BEDROOMS AND VERY LARGE RECEPTION ROOM.

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Abinger, 204 High Street, Milborne Port DT9 5AG

'Abinger' is a very pretty, period, Grade II listed, natural stone, double fronted cottage (1582 square feet) situated in highly desirable, quintessential village centre address with a generous plot and large garden (0.12 acres) boasting a sunny south-facing aspect and fabulous views of the ancient village church. The rear garden is enhanced by a stone barn and detached timber cabin – ideal for working from home and also offering scope for conversion to an annex or ancillary accommodation, subject to the necessary planning permission. The main cottage is in beautiful decorative order throughout, retaining many character features including Inglenook fireplace with cast iron log burning stove, exposed beams and window seats. It is heated by a mains gas-fired radiator central heating system and benefits from secondary double glazing. The impressive, well-arranged, flexible accommodation boasts excellent levels of natural light from dual and triple aspects and a sunny southerly aspect at the rear. It is well laid out and comprises entrance reception hall, large sitting room / dining room, kitchen / breakfast room with hand painted units. On the first floor there is a large landing area, three generous double bedrooms and a family bathroom. There are countryside walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. The historic town centre of Sherborne is a short drive away. Sherborne boasts a superb boutique high street with coffee shops, 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 directly in just over two hours.



Council Tax Band: C



Sherborne has 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 superb restaurant.

Glazed and panel front door leads to

ENTRANCE RECEPTION HALL: 11'5 maximum x 8'5 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, multi pane leaded light window to the side, storage recess, radiator, stone floors. Double doors lead to utility cupboard providing space and plumbing for washing machine, space for fridge, shelving. Cottage latch doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM / DINING ROOM: 26'1 maximum x 14'10 maximum. A huge main reception room enjoying a wealth of character features including large Inglenook natural stone fireplace, paved hearth, cast iron log burning stove, two period windows to the front with secondary glazing and window seats, three radiators, second natural stone fireside recess, exposed beams, fireside fitted cupboards and shelving, TV ariel attachment, period style window to the rear enjoys views across the rear garden to the pretty parish Church beyond, glazed double French doors open onto the rear garden.

KITCHEN BREAKFAST ROOM: 15'7 maximum x 10'5 maximum. A range of hand painted panelled kitchen units comprising solid beech wood worksurface, decorative tiled surrounds, inset stainless steel sink bowl with mixer tap over, space for electric oven, a range of drawers and cupboards under, space for under counter fridge, wall mounted shelving, plate rack and cupboards, slate tiled floor, painted panelling, island unit with solid beech

wood worksurface, breakfast bar, cupboards under, radiator. This room enjoys a light triple aspect with windows to both sides, panelled window seat and double glazed stable door to the rear, exposed beams.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 20'2 maximum x 16'11 maximum. A generous L-shaped landing with stairwell window to the side, period balustrades, exposed floorboards, radiator, window to the rear, ceiling hatch to loft storage space. Door leads to landing cupboard, slated shelving, hanging space. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 15'11 maximum x 9'11 maximum. A generous double bedroom enjoying a light dual aspect with multi pane window to the front with secondary glazing, window to the rear enjoying pleasant views to the pretty parish Church, cast iron period fire surround, exposed beams, radiator.

BEDROOM TWO: 11'7 maximum x 12'7 maximum. A second generous double bedroom, multi pane window to the front with secondary glazing, radiator, feature dado rail.

BEDROOM THREE: 10'2 maximum x 10'10 maximum. A third generous double bedroom, multi pane window to the rear enjoying pleasant views to the pretty parish Church, radiator, fitted cupboards.

FAMILY BATHROOM: 8'10 maximum x 8'4 maximum. A modern white suite comprising low level WC, pedestal wash basin with cupboard under, panel bath with mains shower tap arrangement over, tiled surrounds, glazed corner shower cubicle with wall

mounted mains shower over, tiling to splash prone areas, painted floorboards, multi pane window to the side, chrome heated towel rail.

OUTSIDE:

The main garden is situated at the rear of the property and enjoys a sunny south facing aspect. This huge rear garden and level plot measures approximately 150' in length maximum x 44' in width maximum – extending to 0.12 acres approximately. This level rear garden is laid mainly to level lawn and enclosed by timber fencing and natural stone walls. There is a south facing paved patio seating area enjoying a good degree of privacy, quite the sun trap with glaze double French doors opening from the main reception room, outside lighting, a variety of well stocked flower beds and borders with a selection of mature trees, plants and shrubs, bin store, timber gate to the side.

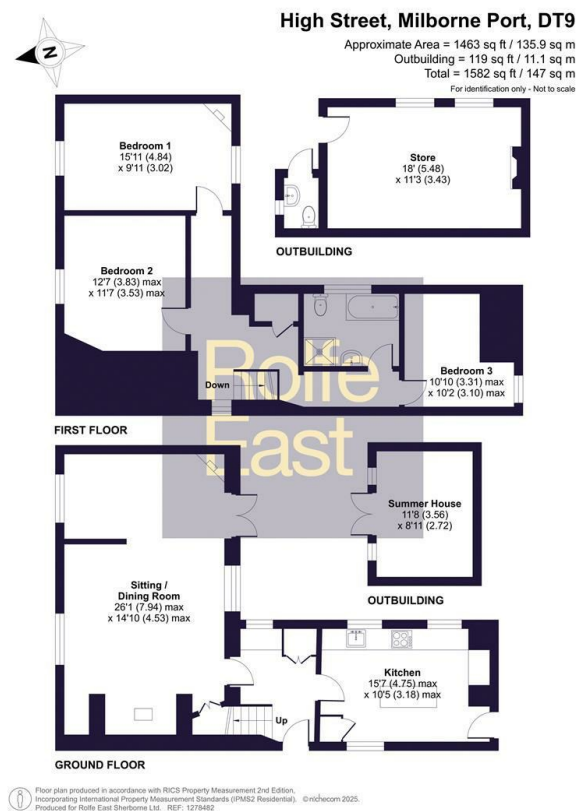
NATURAL STONE BARN / WORKSHOP: 18' maximum x 11'3 maximum. Exposed rafters, windows to the side, light and power connected.

ATTACHED GARDENERS WC: 5'5 maximum x 3'2 maximum. Low level WC, wash basin over cupboard, window to the side, heated towel rail, electric light connected. The garden continues where there is an outside tap, rainwater harvesting butt, garden shed, greenhouse, timber composter.

DETACHED TIMBER CABIN: 11'8 maximum x 8'11 maximum. Double glazed window to the front, double glazed double French doors opening on to the main rear garden, electric power sockets, electric light connected.







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