

# Rolfe East



## Up Mudford, BA21 5TD

Guide Price £575,000

- SIMPLY EXQUISITE NATURAL STONE DETACHED STABLE CONVERSION IN RURAL HAMLET.
- GATED DRIVEWAY PARKING FOR 6 CARS OR MORE LEADING TO ATTACHED CARPORT.
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- COUNTRY LANE WALKS FROM THE FRONT DOOR!
- SUPERB LEVEL PLOT AND GARDENS EXTENDING TO JUST OVER A QUARTER OF AN ACRE.
- DETACHED DOUBLE GARAGE NOW CONFIGURED TO INCORPORATE TWO STUDIO ROOMS.
- GROUND FLOOR WC / CLOAKROOM.
- COUNTRYSIDE VIEWS - REAR GARDEN BACKS ON TO FIELDS.
- SITTING ROOM, DINING ROOM, OFFICE, KITCHEN BREAKFAST ROOM AND UTILITY ROOM.
- OIL FIRED CENTRAL HEATING, CAST IRON LOG BURNER AND DOUBLE GLAZING.

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# The Stables , Up Mudford BA21 5TD

'The Stables' is a simply stunning, detached (2471 square feet), natural stone, period, curtilage grade II listed barn conversion situated in a superb, peaceful, semi-rural address, a very short drive to the nearby town of Yeovil. It is also a short drive to the historic town centre of Sherborne and mainline railway station to London Waterloo. The property stands in a generous plot and feature gardens extending to just over a quarter of an acre (0.26 acres approximately) and backing on to countryside and fields. There is a generous, private driveway providing off road parking for six cars or more leading to a detached double garage. The garage has been partially converted to now incorporate a single garage, ground floor studio / library and large office / studio room above. The main house boasts many lovely character features including exposed heavy beams, natural stone elevations and natural stone fireplace with cast iron log burning stove. The property is heated via an oil-fired radiator central heating system and also benefits from timber double glazing and a shared private water supply from a local spring. The accommodation is deceptively spacious, comprising entrance reception hall / study area, sitting room, inner hall, dining room, farmhouse kitchen / breakfast room, utility room and cloakroom / WC. On the first floor there is a large landing area, master double bedroom with en-suite shower room, two further double bedrooms and a first floor family shower room (formerly incorporating a bath). The property boasts some lovely countryside views from the first floor windows. There are superb country lane rural walks from the front door as well as being within a short driving distance of neighbouring village pubs and town centre amenities. The property is situated near the village of Mudford with a popular village pub and church. THIS RARE AND UNIQUE HOME MUST BE VIEWED!



Council Tax Band: F



It is a short drive to the stunning, historic town of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. 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. It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours.

Cobbled pathway leads to front door, double glazed and panelled front door leads to

UTILITY ROOM / BOOT ROOM: 12'4 maximum x 9'11 maximum. A range of solid pine kitchen units comprising solid beechwood butchers block worksurface, decorative tiled surrounds, ceramic Belfast sink with mixer tap over, cupboards under, space and plumbing for washing machine and tumble dryer, floor standing Grant oil fired boiler, double glazed window to the side, ceramic floor tiles, radiator. Pine latch door from the utility/ boot room leads to

CLOAKROOM / WC: 5'11 maximum x 3'5 maximum. Fitted low level WC, wash basin over cupboard with mixer tap over, double glazed window to the rear, radiator, ceramic floor tiles, extractor fan, ceiling hatch to loft space.

Glazed and panel pine door leads from the utility room/boot room to the

INNER HALL: 15'5 maximum x 4'3 maximum. Exposed beams, oak floor, radiator, telephone point, staircase rises to the first floor. Timber cottage latch doors lead off the inner hall to the main ground floor rooms.

SITTING ROOM: 17'5 maximum x 17'5 maximum. A generous main reception room enjoying a wealth of character including exposed beams, natural stone feature fireplace with flagstone hearth, cast iron Villager log burner with back boiler, bread oven feature. This room enjoys a light dual aspect with double glazed window to the front boasting a sunny southerly aspect, double glazed window to the rear overlooking the rear garden and fields beyond, internal window, exposed timber panelling, two radiators, TV point, telephone point. Glazed door gives access to timber stable door to the side. Glazed double doors lead from the sitting room through to the dining room providing a full through-measurement of 29'1 maximum.

DINING ROOM: 14' maximum x 11'5 maximum. Timber double glazed window to the front boasting a sunny southerly aspect, radiator, exposed natural stone and beams, TV point, feature stone alcove. Timber latch door leads back to the inner hall.

Glazed and panelled door from the entrance hall leads to

OFFICE / ENTRANCE RECEPTION HALL: 10'2 maximum x 8'10 maximum. Large feature oak double glazed window and door to the side, oak floors, radiator, exposed brick elevation, timber panelling and internal window.

KITCHEN / BREAKFAST ROOM: 17'4 maximum x 14'1 maximum. A well-proportioned farmhouse kitchen boasting an extensive range of solid pine panelled kitchen units comprising solid beech wood butchers block worksurface, ceramic Belfast sink with mixer tap over, large Rangemaster range style electric double oven and grill with electric induction hob, a range of drawers and cupboards under, space and plumbing for dishwasher, a range of matching wall mounted cupboards with under unit lighting, fitted plate rack, wall mounted concealed cooker hood extractor fan, recess provides space for upright fridge freezer, radiator, exposed beams, ceramic floor tiles. This room enjoys a light triple aspect with double glazed window to the front boasting a sunny southerly aspect, double glazed window to the side, double glazed multi pane window to the rear overlooks the rear garden with views to fields beyond. Timber latch door leads to large understairs walk in cupboard space; electric light connected.

Staircase rises from the inner hall to the

FIRST FLOOR LANDING: 24'10 maximum x 7'9 maximum. A generous landing area exposed beams, radiator, double glazed timber window to the front with sunny south facing aspect. Timber double doors lead to airing cupboard housing lagged hot water cylinder and immersion heated, slatted shelving, electric light connected. Timber latch doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 14'5 maximum x 18' maximum. A generous double bedroom enjoying a light triple aspect with double glazed window to the front enjoying a sunny southerly aspect, double glazed window to the side, double glazed Velux ceiling window to the rear, exposed beams, radiator, telephone point, TV point. Timber latch door leads to

EN-SUITE SHOWER ROOM: 5'11 maximum x 7'3 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted electric shower over, radiator, exposed beams, extractor fan, shaver light and point.

BEDROOM TWO: 17'10 maximum x 13'2 maximum. A second generous double bedroom enjoying a light dual aspect with double glazed window to the side and double glazed Velux ceiling window to the rear, exposed beams, radiator, TV point.



**BEDROOM THREE:** 8'5 maximum x 12' maximum into recess. A third generous double bedroom, double glazed Velux ceiling window to the rear, exposed beams, radiator, hanging rail in the eaves, ceiling hatch to loft space.

**FAMILY SHOWER ROOM:** 10'4 maximum x 7'1 maximum. A modern white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, walk in double sized glazed shower cubicle with wall mounted mains Mira shower over, tiling to splash prone areas, double glazed Velux ceiling window to the rear, exposed beams, radiator, illuminated mirror.

#### OUTSIDE:

This superb, detached barn conversion stands in fabulous gardens and a level plot extending to over ¼ of an acre (0.26 acres) approximately.

Double timber five bar gates give vehicular access from the country lane to a private driveway providing off road parking for six cars or more. Outside lighting. Along the side of the garage there is a wood store with electric light.

Driveway leads to **ATTACHED CARPORT:** 22'9 maximum in depth x 9'3 in width. Light and outside power point connected, cobbled floor, outside tap.

Driveway leads to **DETACHED DOUBLE GARAGE** now currently converted to office and library. Two sets of timber garage doors, one set leads to garden store, the other set leads to **GARAGE:** 19'9 in depth x 10'1 in width. Light and power connected.

Glazed door to main ground floor room, currently used as a **LIBRARY / OFFICE:** 15'6 maximum x 9'2 maximum. Light and power connected, window to the side, personal door to the side. Staircase rises to the first floor landing area, window to the rear overlooks countryside. Glazed door leads to

**FIRST FLOOR STUDIO ROOM / OFFICE:** 13'4 maximum x 11'7 maximum. Window to the front, light and power connected, telephone point.

#### GARDENS:

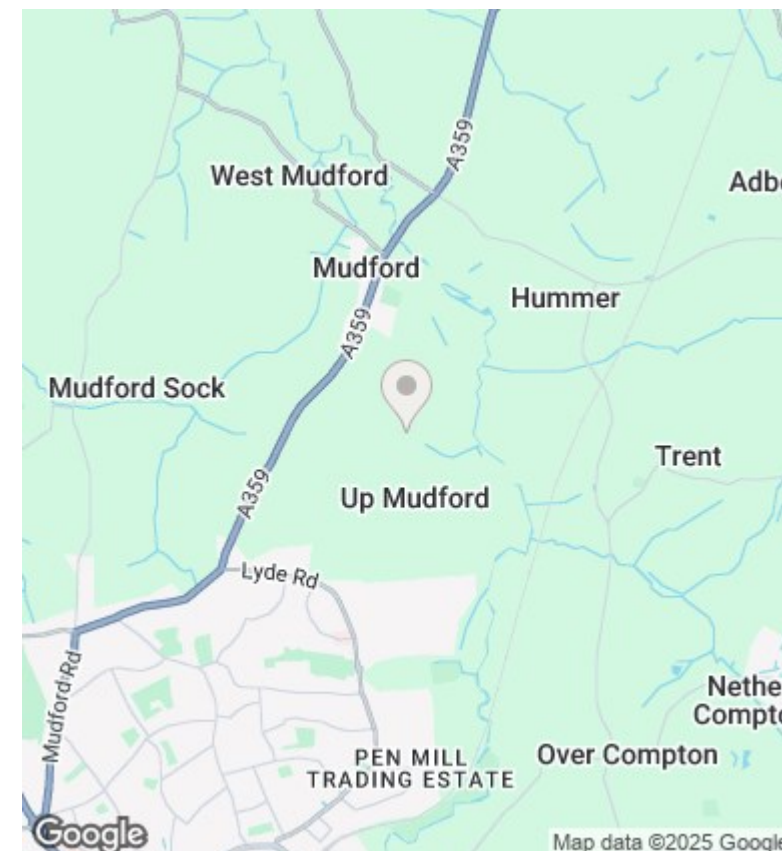
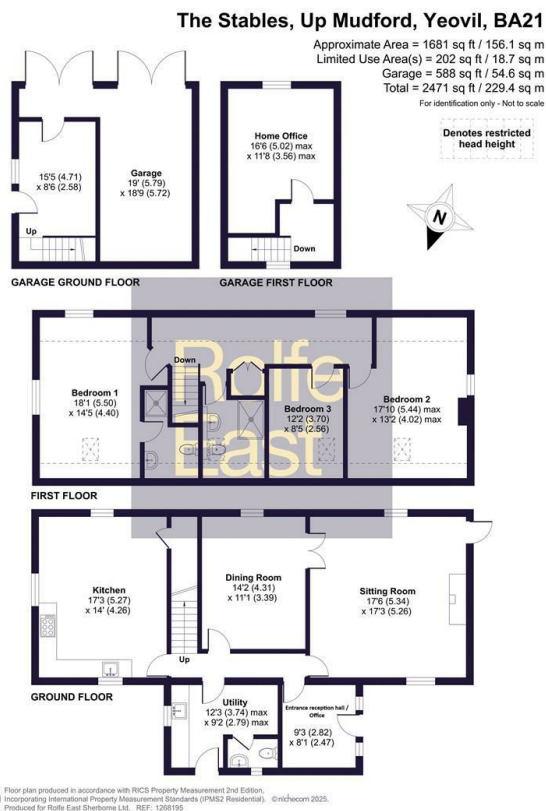
There is a portion of level lawned garden on the western side of the barn conversion enclosed by mature hedges. There are shaped flowerbeds and borders enjoying a selection of mature trees, plants and shrubs, outside lighting.

There is a lawned garden at the rear of the property backing onto fields enjoying a lovely rural backdrop, stone paved patio seating area enjoying a good degree of privacy, timber bordered vegetable garden, greenhouse, detached timber summer house, rain water harvesting butt, oil tank.









## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	75
EU Directive 2002/91/EC		
England & Wales		