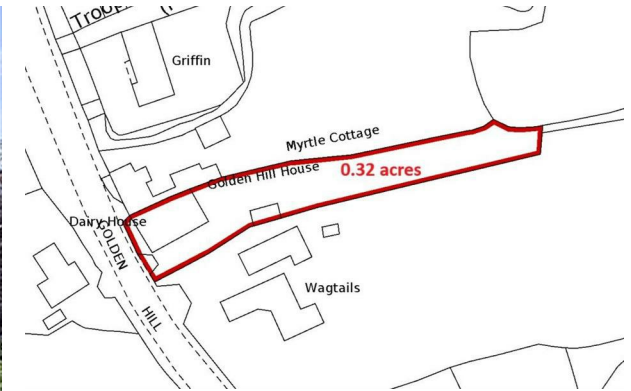


Rolfe East



Stourton Caundle, DT10 2JW

Offers In Excess Of £625,000

- PERIOD DOUBLE-FRONTED COTTAGE WITH FIVE DOUBLE BEDROOMS (2640 square feet).
- SCOPE FOR EXTENSION (subject to the necessary planning permission).
- A VERY SHORT WALK TO THE VILLAGE PUB.
- SUBSTANTIAL HOME - MUST BE VIEWED!
- PLOT AND LARGE GARDENS OF A THIRD OF AN ACRE (0.32 acres approximately).
- OIL FIRED RADIATOR CENTRAL HEATING AND SOME DOUBLE GLAZING.
- COUNTRYSIDE AND VILLAGE WALKS FROM THE FRONT DOOR.
- PARKING FOR 5 CARS WITH SCOPE FOR MORE AND GARAGE (STPP).
- TOP PRETTY DORSET VILLAGE LOCATION.
- SHORT DRIVE TO SHERBORNE AND MAINLINE RAILWAY STATION TO LONDON WATERLOO.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

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<https://www.rolfe-east.com/>

Golden Hill House , Stourton Caundle DT10 2JW

'Golden Hill House' is a substantial (2640 square feet), FIVE DOUBLE BEDROOM, semi-detached, natural stone, double-fronted period cottage, tucked away in a pretty village centre conservation area address amongst other attractive character homes. The property stands in a spectacular plot and gardens extending to A THIRD OF AN ACRE (0.32 acres approximately) with the rear boasting an easterly aspect. The property benefits from a private driveway providing off road parking for five cars or more (with scope for more and space to add a garage or carport, subject to the necessary planning permission). The property is heated via oil fired radiator central heating and a cast iron log burning stove. It also benefits from double glazing. The cottage is in a conservation area but is enviably free from the restrictions of Grade II listing. The well-arranged accommodation is extensive and flexible, enjoying good levels of natural light via dual and triple aspects. It comprises sitting room, large conservatory / garden room, kitchen / breakfast room, dining room / reception room two, utility room and cloakroom / WC. On the first floor there is a landing area, three double bedrooms, family bathroom and separate shower room. On the second floor, there is a landing area, two further double bedrooms boasting extensive countryside views. This home has had planning permission in the past for a second storey extension at the rear. It offers good scope for further reconfiguration or extension, subject to the necessary planning permission. The property is enviably free from the restrictions of Grade II listing. This rare and unique home has beautiful countryside walks from the front door - ideal as you do not have to put the dogs or the children in the car! It is only a very short walk to the pretty village centre and pub. Stourton Caundle is a particularly pretty, exclusive Dorset village that is full of attractive, character properties. It is only a short drive to Sherborne town centre.



Council Tax Band: E



Timber storm porch. Glazed stable front door to

OPEN PLAN KITCHEN / BREAKFAST ROOM: 21'9 maximum x 18'8 maximum. A beautifully proportioned room enjoying a dual aspect with period window to the side and internal window to the rear, a range of hand painted kitchen units comprising oak worksurface inset ceramic one and a half sink bowl and drainer unit, mixer tap over. A range of drawers and cupboards under, fireplace recess houses Falcon range-style oven and hob, space and plumbing for dishwasher, floor standing Grant oil fired boiler. Space for upright fridge/freezer, two wall mounted contemporary radiator, breakfast bar. Doors lead off to further rooms. Inner hall, staircase rises to the first floor. Panel door from the inner hall leads to the sitting room.

SITTING ROOM: 17' maximum x 15'10 maximum. Two double glazed windows to the front, two radiators, period style fire surround and hearth with cast iron log burning stove, recess book shelving and fitted cupboard space.

Panel doors from the kitchen breakfast room and the sitting room lead to the

DINING ROOM / RECEPTION ROOM TWO: 11'9 maximum x 14'5 maximum. Double glazed window to the front, radiator. Multi pane glazed door from the kitchen/breakfast room leads to the

CONSERVATORY / FAMILY ROOM: 13'11 maximum x 25'2 maximum. uPVC double glazed construction with windows to the rear overlooking the rear garden, two radiators, double glazed double French door open on to the rear patio, light and power connected.

Panel door from the kitchen/breakfast room leads to the

UTILITY ROOM: 6'10 maximum x 6'6 maximum. Space and point for tumble dryer, space for upright fridge. Door leads to

CLOAKROOM / GROUND FLOOR WC: 5'8 maximum x 5'6 maximum. Window to the side, low level WC, wash basin over storage cupboard, chrome heated towel rail, space and plumbing for washing machine.

Staircase rises from the inner hall to the first-floor landing. Window to the side with secondary glazing, two radiators, uPVC double glazed window to the rear overlooks the rear garden to fields beyond. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, pumps for showers, slated shelving. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 16'9 maximum x 11'6 maximum. A generous double bedroom, window to the front with secondary glazing, radiator. Sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 15'9 maximum x 11' maximum. A second generous double bedroom, two windows to the front, radiator. Door leads to wardrobe cupboard space.

BEDROOM THREE: 15'1 maximum x 13' maximum. Another generous double bedroom enjoying a light dual aspect with uPVC double glazed window to the rear and window to the side with secondary glazing, radiator, fitted wardrobe cupboard space.

FAMILY BATHROOM: 9'7 maximum x 7'1 maximum. A white suite comprising low level WC, wash basin over storage cupboard, panel bath, tiling to dado height, chrome heated towel rail, tiled floor.

SEPARATE SHOWER ROOM: 11'1 maximum x 6'10 maximum. A white site comprising low level WC, wash basin over storage cupboard, glazed corner shower cubicle with wall mounted mains shower, tiled surrounds, extractor fan, double glazed window to the side, ceramic floor tiles, tiling to dado height, radiator, chrome heated towel rail.

Staircase rises from the first-floor landing to the second floor. Split level

landing fitted cupboard space. Doors lead off the landing to further bedrooms.

BEDROOM FOUR: 11'3 maximum x 12' maximum. Another generous double bedroom enjoying a light triple aspect with double glazed ceiling windows to the front and rear, rear enjoying excellent countryside views and window to the side. Eaves storage cupboard space, radiator.

BEDROOM FIVE: 11'9 maximum x 11'3 maximum. A fifth double bedroom enjoying a light triple aspect with double glazed ceiling windows to the front and rear, window to the side, eaves storage cupboard space, radiator.

OUTSIDE:

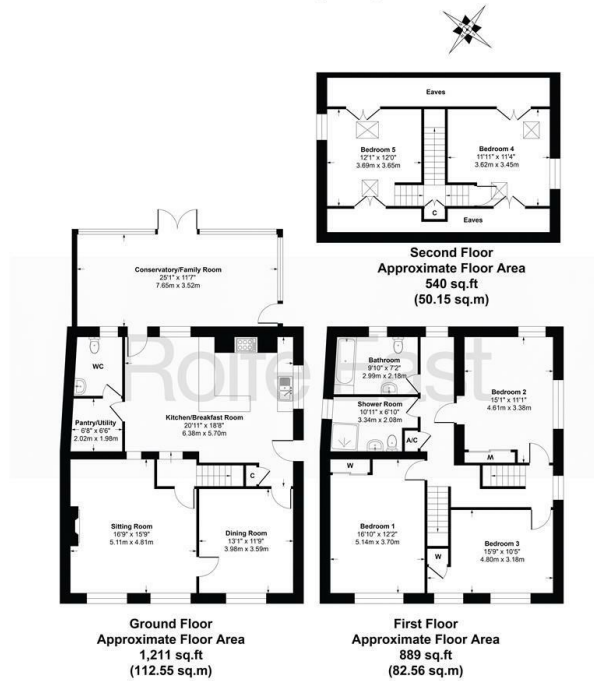
This property stands in a level plot and large gardens extending to a third of an acre (0.32 acres approximately). Dropped curb from the country lane and double timber five bar gates gives vehicle access to a private driveway providing off road parking for five cars or more (with scope for more – subject to the necessary planning permission).

Timber porch at the side of the property with outside lighting, area to store recycling containers and wheelie bins. Driveway leads to the main rear garden boasting an easterly aspect. Rear garden is approximately 250' in length and laid mainly to lawn, boasting a timber summer house, garden shed, greenhouse, a variety of trees and mature fruit trees. Further large, detached timber store. The rear garden is enclosed by timber panel fencing and mature hedges offering a good degree of privacy.

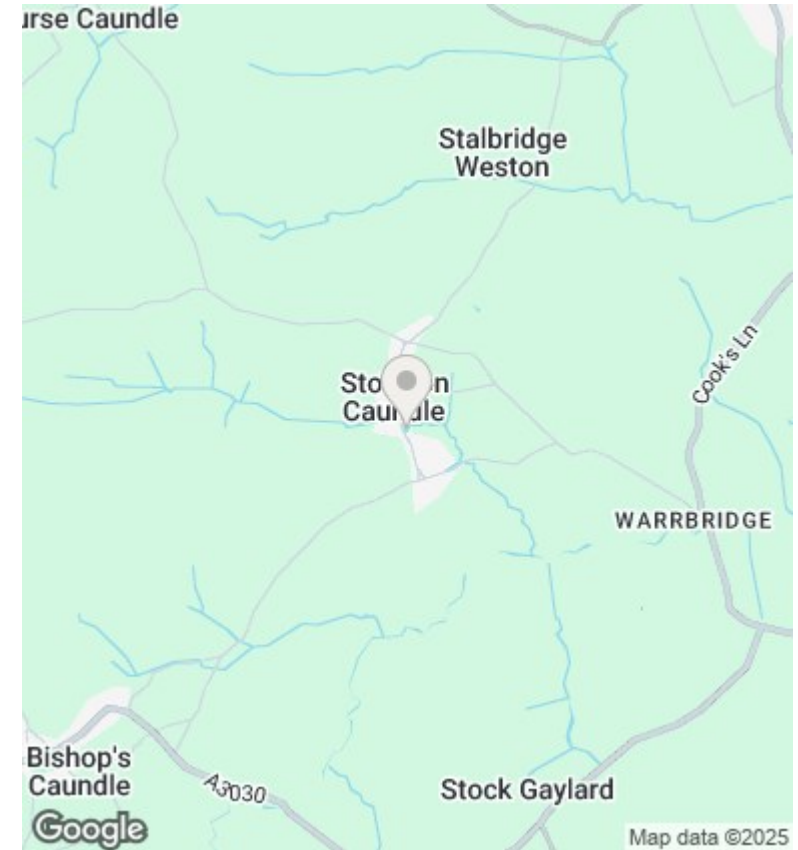




Stourton Caundle, Dorset, DT10



Approximate Gross Internal Floor Area 2,640 sq. ft / 245.26 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

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC