

# Rolfe East



## Rimpton Road, Marston Magna, BA22 8DH

Guide Price £625,000

- HANDSOME PERIOD NATURAL STONE DOUBLE FRONTED VILLAGE RESIDENCE.
- SCOPE TO RECONFIGURE AND CONVERT LARGE LOFT (subject to planning permission).
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- CLOSE TO CHURCH AND PRETTY VILLAGE CENTRE. COUNTRYSIDE WALKS NEARBY.
- LEVEL PLOT AND SOUTH FACING GARDEN EXTENDING TO OVER A THIRD OF AN ACRE.
- EXPOSED BEAMS, FLAGSTONE FLOORS AND EXCELLENT CEILING HEIGHTS.
- ATTACHED BRICK-BUILT STABLE BLOCK.
- HUGE, FLEXIBLE ACCOMMODATION EXTENDING TO 3183 SQUARE FEET INCL. ANNEX.
- OIL-FIRED RADIATOR CENTRAL HEATING, LOG BURNER AND uPVC DOUBLE GLAZING.
- FIVE DOUBLE BEDROOMS, FOUR RECEPTION ROOMS AND FOUR BATHROOMS.

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# Ty seidr Rimpton Road, Marston Magna BA22 8DH

'Ty Seidr' is a handsome, substantial, natural stone, period, double-fronted, semi-detached house (3183 square feet) dating back to 1859 and situated in an idyllic village centre address near the ancient parish church. The house boasts a generous, level plot and gardens extending to over a third of an acre (0.36 acres approximately) with brick built stable block. The rear garden enjoys a sunny south-facing aspect and backs on to glorious countryside. The property comes with extensive driveway parking for up to twenty cars, including a full turning bay. It has a self-contained annex with separate entrance. It offers scope for a significant loft conversion and extension or reconfiguration of the existing accommodation. As the property is in a conservation area then this would be subject to full planning permission. The house is beautifully presented and retains many period character features including excellent ceiling heights, exposed beams, flagstone floors, brick feature fireplace with cast iron log burning stove and cast iron period fire surrounds. It is heated via an oil-fired radiator central heating system and also benefits from attractive period style uPVC double glazed sash windows. The flexible accommodation enjoys good levels of natural light and comprises entrance porch, impressive dining hall, sitting room, snug / office, farmhouse kitchen / breakfast room, ground floor reception room / ground floor double bedroom five with en-suite bathroom, two boot rooms, utility room, pantry, two inner halls and ground floor WC / cloakroom. There is an attached ground floor annex consisting of private front door at the rear, open plan sitting room / bedroom, kitchenette, shower room / WC and boiler room. On the first floor there is a landing area, large master double bedroom with en-suite bathroom, three further double bedrooms, a family shower room and small office area. There are fabulous countryside walks from nearby the front door. THIS HUGE HOME MUST BE VIEWED!



Council Tax Band: F



The town centres of Sherborne and Yeovil are short drives 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. 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.

Pine panelled front door to entrance porch, tiled floor, internal window, multi pane glazed door leads to entrance reception hall / dining hall.

**ENTRANCE DINING HALL:** 15'8 Maximum x 16'3 Maximum. An impressive dining hall, excellent ceiling heights, exposed beams, natural stone elevations, period style uPVC double glazed sash window to the front, moulded skirting boards and architraves, timber effect flooring, radiator with decorative cover, doors lead off the dining hall to further rooms.

**SITTING ROOM:** 28'3 Maximum x 14' Maximum  
A generous main reception room enjoying a light triple aspect with uPVC double glazed windows to the front, side and rear. Rear boasting a sunny Southerly aspect, excellent ceiling heights, period brick fireplace recess, flagstone hearth, cast iron log burning stove, moulded skirting boards and architraves, two radiators. Pine panelled door leads from the sitting room to side hall.

**SIDE HALL :**18'4 Maximum x 3'10 Maximum. Tiled floor, uPVC double glazed window to the rear, door to the rear, pine latch door leads to cloakroom WC.

**CLOAKROOM WC:** 7'3 Maximum x 3'2 Maximum. Fitted low level WC, wash basin over cupboard, radiator, tiled floor.

**SNUG / RECEPTION ROOM TWO:** 15'4 Maximum x 11'6 Maximum. Excellent ceiling heights, uPVC double glazed period style sash window to the front, radiator with decorative cover, cast iron, period fire surround, open fireplace, flagstone hearth, period mouldings, moulded skirting boards and architraves.

Multi pane glazed door from the dining hall gives access to the inner hall.

**INNER HALL:** 13'4 Maximum x 7'1 Maximum. Staircase rises to the first floor, flagstone flooring, door leads to large understairs storage cupboard space, panelled doors lead off the inner hall to further rooms.

**GROUND FLOOR BEDROOM / RECEPTION ROOM FOUR –** 17'7 Maximum x 10'3 Maximum. A generous double bedroom with excellent ceiling heights, internal window to the side, pine latch door leads to en-suite bathroom.

**EN-SUITE BATHROOM:** 6'9 Maximum x 7'4 Maximum. A modern white suite comprising low level WC, wash basin on washstand with cupboard under. P-shaped panelled bath with mains shower tap arrangement over, glazed shower screen, radiator, uPVC double glazed window to the rear, ceramic tiled floor.

**KITCHEN / BREAKFAST ROOM:** 15'11 Maximum x 11'3 Maximum. A range of fitted kitchen

units comprising solid beech wood worksurface, decorative tiled surrounds, stainless steel double sink bowl and drainer unit, mixer tap over, cupboards under, space and plumbing for dishwasher, recess provide space for upright fridge freezer, fireplace recess provides space for range-style oven, oak surrounds. A range of wall mounted cupboards, ceramic floor tiles, excellent ceiling heights, island unit with solid beech wood worksurface, breakfast bar, pan drawers under, uPVC double glazed window to the side. Steps rise to the utility room.

**UTILITY ROOM:** 12'8 Maximum x 7'1 Maximum. Solid wood worksurfaces with drawers and cupboards under, wall mounted cupboards, stainless-steel sink bowl and drainer unit, mixer tap over, space and plumbing for washing machine and tumble dryer, space for fridge and freezer, ceramic floor tiles. Pine latch door leads to walk-in shelved larder cupboard. Panelled door from the utility room leads to boot room.

**BOOT ROOM:** 11'3 Maximum x 6'4 Maximum. Two uPVC double glazed windows to the rear, ceramic floor tiles, door leads to second boot room / rear lobby.

**SECOND BOOT ROOM / REAR LOBBY:** 8'8 Maximum x 4'9 Maximum. Stable door to the rear, windows to the side and rear, pine door from the boot room gives internal access to annex.

## ANNEX

**KITCHEN:** 10'11 Maximum x 6'6 Maximum. A range of fitted kitchen units comprising laminated worksurface, tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, floor and wall mounted cupboards, space for fridge, radiator, uPVC double glazed window to the rear, ceramic floor tiles. Pine door leads to large cupboard housing Grant oil fired boiler and hot water cylinder. Entrance from the kitchen leads to sitting room / bedroom.

**SITTING ROOM / BEDROOM:** 13'7 Maximum x 9'2 Maximum. uPVC double glazed window to the rear, uPVC double glazed door and sidelight to the rear garden providing private access to the annex, radiator, hatch to loft space above.

Pine panelled door from the kitchen area leads to shower room WC.

**SHOWER ROOM WC:** 7' Maximum x 4'10 Maximum. A modern white suite comprising low level WC, wash basin over cupboard, walk-in double size shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, shaver point, extractor fan.

Staircase rises from the inner hall in the main house to the first floor landing. uPVC double glazed stairwell window to the side.

**FIRST FLOOR LANDING:** 19'8 Maximum x 10'10 Maximum. A generous first floor landing area, two radiators, one with decorative cover, uPVC double glazed window to the rear, ceiling hatch leads to substantial loft area. PLEASE NOTE: This area provides ample scope for a large loft conversion, subject to the necessary planning permission.  
Pine doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 15'7 Maximum x 12'10 Maximum. A generous double bedroom, period style uPVC double glazed sash window to the front, radiator with decorative cover, cast iron period fire surround and oak hearth and surrounds, fireside fitted wardrobe cupboards, oak



effect laminated flooring. Pine door leads to en-suite bathroom.

**EN-SUITE BATHROOM:** 6'11 Maximum x 5'5 Maximum. A modern white suite comprising, low level WC, wash basin on washstand, mixer tap, P-shaped panelled bath with glazed shower screen over, wall mounted mains shower over, uPVC double glazed window to the front.

**BEDROOM TWO:** 15'11 Maximum x 10'6 Maximum. A generous second double bedroom, uPVC double glazed window to the side, period cast iron fire surround, radiator with decorative cover.

**BEDROOM THREE:** 14'11 Maximum x 10'7 Maximum. A third generous double bedroom, uPVC double glazed window to the front, radiator.

**BEDROOM FOUR:** 12'1 Maximum x 10' Maximum. A fourth double bedroom, uPVC double glazed window to the front, radiator.

**FAMILY SHOWER ROOM:** 6'9 Maximum x 6'7 Maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, walk-in double size, glazed shower cubicle with wall mounted mains shower over, internal window, extractor fan, heated towel rail.

**OFFICE:** 6'5 Maximum x 3'6 Maximum. uPVC double glazed window to the side, light and power connected.

**OUTSIDE:**  
This substantial period property stands in a level plot and gardens extending to over a third of an acre (0.36 acres approximately).

At the front of the property there is a small portion of front garden laid to stone chippings with miniature walls. Pathway leads to front door.

At the side of the property, a dropped curb and timber five bar gates gives vehicular access to a large, private driveway, outside lighting. Driveway and turning bay provides off road parking for up to 20 cars, driveway at the rear benefits from two rainwater harvesting butts, outside tap, outside lighting, area to store recycling containers and wheelie bins, LPG attachment. Electric vehicle charging point.

**ATTACHED STABLE BLOCK :**18' Maximum x 15'5 Maximum. Light and power connected, storage area above.

Yard area at the rear houses oil tank and garden shed, outdoor power point.

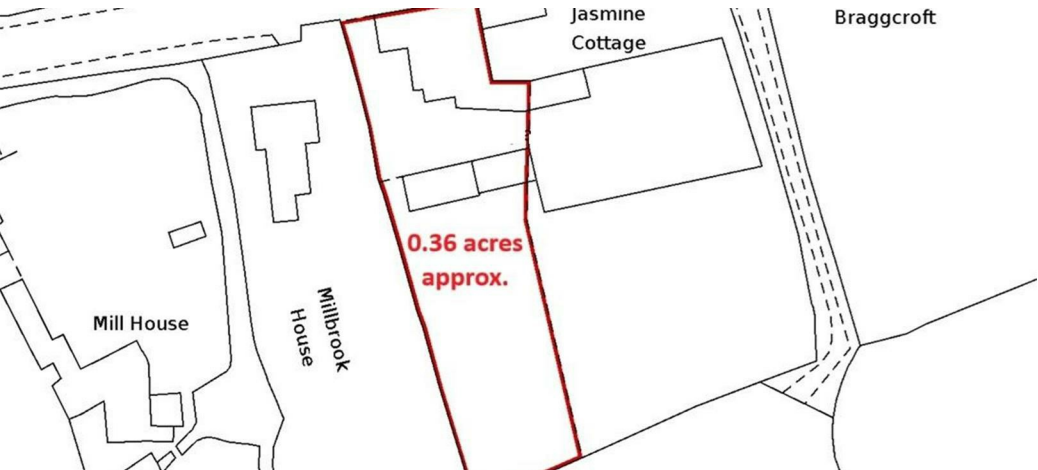
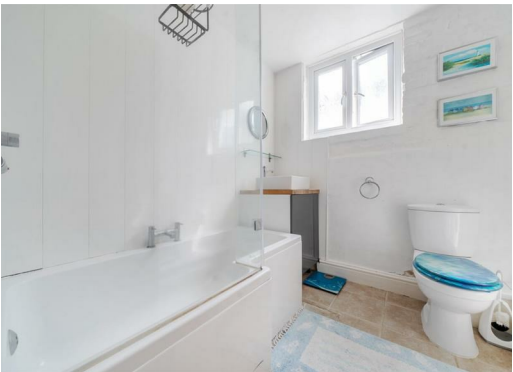
There is a pretty outdoor patio garden area at the rear laid to paving and astroturf, ideal for hot tub, external dog washing facility.

**DETACHED TIMBER SUMMERHOUSE** – 9'7 Maximum x 8'2 Maximum. Timber summerhouse comes with timber decked area.

There is a further portion of level lawned garden area on the south side of the property boasting a sunny southerly aspect and backing onto fields. This area of garden enjoys stunning countryside views. There are a variety of raised flowerbeds and borders enjoying a selection of mature plants and shrubs, a variety of mature trees including a Monkey Puzzle tree.







## Ty Seidr, Rimpton Road, Marston Magna, Yeovil, BA22

Approximate Area = 2929 sq ft / 272.1 sq m

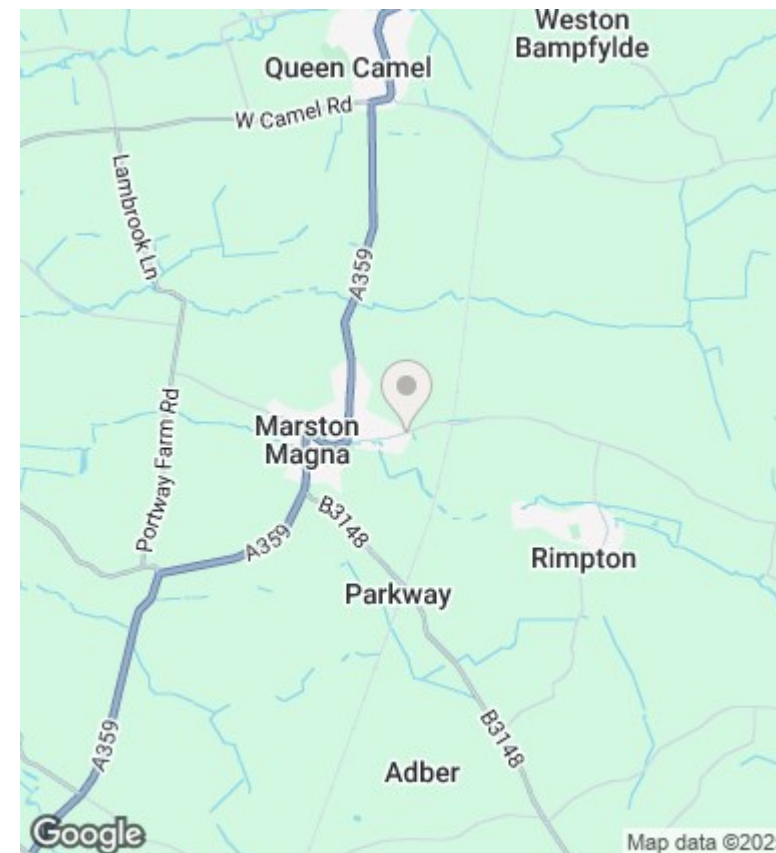
Outbuilding = 254 sq ft / 23.5 sq m

Total = 3183 sq ft / 295.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2025. Produced for Rolfe East Sherborne Ltd. REF: 1205480



## 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>		73
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		