

# Rolfe East



Sherborne, DT9 6HA

Guide Price £499,950

- STUNNING GRADE II LISTED DETACHED LODGE COTTAGE ON RURAL COUNTRY LANE.
- SOUTH FACING MAIN GARDEN AND BREATHTAKING COUNTRYSIDE VIEWS.
- OIL-FIRED RADIATOR CENTRAL HEATING AND SECONDARY DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- SUPERB LEVEL GARDENS AND PLOT EXTENDING TO OVER A THIRD OF AN ACRE.
- LARGE DRIVEWAY PROVIDING OFF ROAD PARKING FOR FIVE TO SIX CARS.
- EXCELLENT LEVELS OF NATURAL LIGHT FROM DUAL AND TRIPLE ASPECTS.
- WELL LAID OUT SINGLE STOREY LIVING SPACE.
- DETACHED DOUBLE GARAGE, SHED AND GREENHOUSE.
- THREE DOUBLE BEDROOMS - MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.

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# Holnest Lodge , Sherborne DT9 6HA

Holnest Lodge is a substantial (1491 square feet), period, character, Grade II listed detached lodge offering deceptively spacious, well laid out single storey accommodation. This unique home stands in a generous level plot and lovely gardens extending to just over a third of an acre (0.36 acres approximately) with a superb rural backdrop. The main rear garden enjoys a sunny south facing aspect. There is gated, private driveway parking providing off road parking for 5 to 6 cars or more leading to a detached double garage. The property is beautifully finished and is heated by oil-fired radiator central heating system. It also benefits from double glazing and secondary double glazing. The property offers fabulous scope for further extension, subject to the necessary planning permission. The flexible, well laid out accommodation boasts excellent levels of natural light from large windows and dual and triple aspects. It comprises entrance porch, entrance reception hall, generous sitting room / dining room with cast iron log burning stove, open-plan kitchen / breakfast room, master double bedroom with en-suite shower room, two further double bedrooms and a modern family bathroom / WC. There are lovely countryside walks from the front door of the property – ideal as you do not have to put the children or the dogs in the car! This rare and unique home is set in a highly sought-after, semi-rural address, a short drive to the vibrant, historic town centre 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 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.



Council Tax Band: E



Double glazed and panelled front door and side light leads to entrance porch. Glazed door leads to

**ENTRANCE RECEPTION HALL:** 13'10 maximum x 16'6 maximum. A generous greeting area providing a heart to the home, excellent ceiling heights, coved ceiling, panel door leads to shelved linen cupboard housing lagged hot water cylinder and immersion heater. Further panel door leads to hall cloaks cupboard, panel door leads to shelved storage cupboard. Panel doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM / DINING ROOM:** 23' maximum x 15'4 maximum. A beautifully proportioned main reception room enjoying a light dual aspect with two period style windows to the front with secondary glazing, period style window to the side with secondary glazing, window to the side boasts a sunny westerly aspect and views across countryside, feature fireplace recess with cast iron log burning stove, tiled hearth, two radiators, engineered oak flooring, TV point, fireside recess shelving.

**OPEN PLAN KITCHEN BREAKFAST ROOM:** 17'3 maximum x 11' maximum. A beautiful open plan room enjoying a light dual aspect with double glazed windows to the side and rear, the rear enjoys views across the rear garden and southerly aspect, the side enjoys a west facing aspect and views across countryside, radiator. A range of fitted Shaker style kitchen units comprising oak effect laminated worksurface, tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, inset Bosch electric hob with stainless steel electric Bosch oven under, a range of drawers and cupboards under space and plumbing for washing machine, integrated dishwasher, fitted broom cupboard, integrated fridge and freezer, a range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, wall mounted

stainless steel microwave, tiled floor, radiator, floor standing oil fired Grant boiler.

**BEDROOM ONE:** 15'3 maximum x 10'1 maximum. A generous double bedroom enjoying a light dual aspect with window to the rear overlooking the rear garden, sunny southerly aspect, both with secondary glazing, window to the side, radiator. Panel door leads to

**EN-SUITE SHOWER ROOM:** 6'7 maximum x 3'6 maximum. A modern white suite comprising low level WC, wall mounted wash basin, glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan.

**BEDROOM TWO:** 13' maximum x 10'3 maximum. A second generous double bedroom enjoying a light dual aspect with period style windows to the front and side with secondary glazing, bamboo flooring, two radiators, two fitted wardrobes.

**BEDROOM THREE / OFFICE:** 11'2 maximum x 8'4 maximum. A third double bedroom, window to the rear overlooks the rear garden, sunny southerly aspect, secondary glazing, radiator, telephone point.

**FAMILY BATHROOM:** 5'10 maximum x 6'9 maximum. A modern replacement white suite comprising low level WC, wall mounted wash basin, tiled panel bath with glazed shower screen over, wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan, double glazed window to the side.

#### **OUTSIDE:**

This unique property stands in an impressive level plot and

gardens extending to over a third of an acre (0.36 acres approximately).

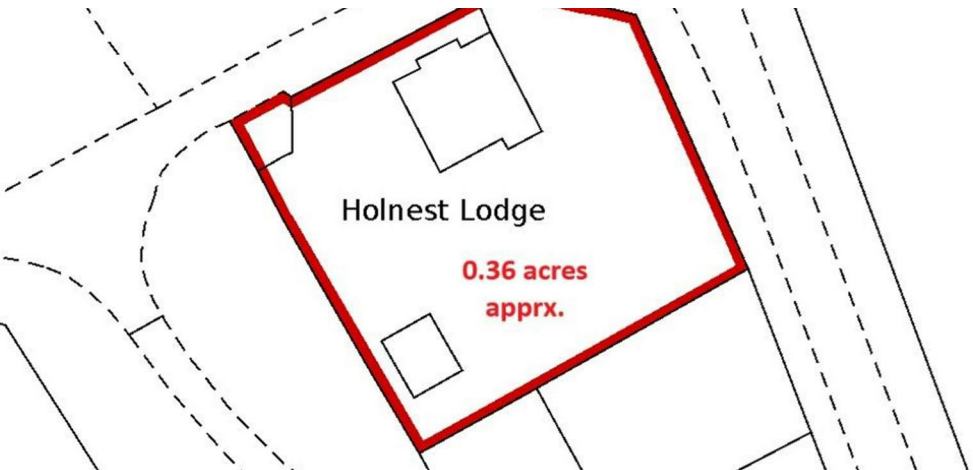
At the front of the property a wrought iron gate gives access to pathway. Paved front garden area enclosed by wrought iron railings and natural stone walls. A timber five bar gate gives vehicular access from the lane to a large sweeping driveway approach providing off road parking for five to six cars (with scope for more if required). Driveway leads to

**DETACHED DOUBLE GARAGE:** 20'7 in depth 18'4 in width. Automatic roller garage door, windows to the side and rear, light and power connected, work bench, personal doors to both sides, space for chest freezer and tumble dryer.

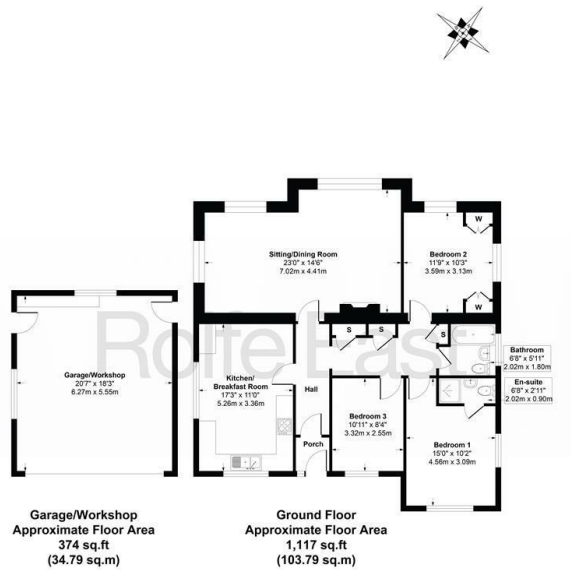
Detached timber garden store plus greenhouse. Side area houses oil tank and provides space for recycling containers and wheelie bins.

The **MAIN GARDEN** is situated at the rear of the property and boasts a sunny south facing aspect. It is laid to level, well groomed lawn and boasts a variety of well stocked flowerbeds and borders. There are a selection of mature trees, plants and shrubs, inset ornamental fishpond, paved patio seating area with outside light and outside tap. The main lawned garden continues to the east side of the property and are enclosed by mature hedges.

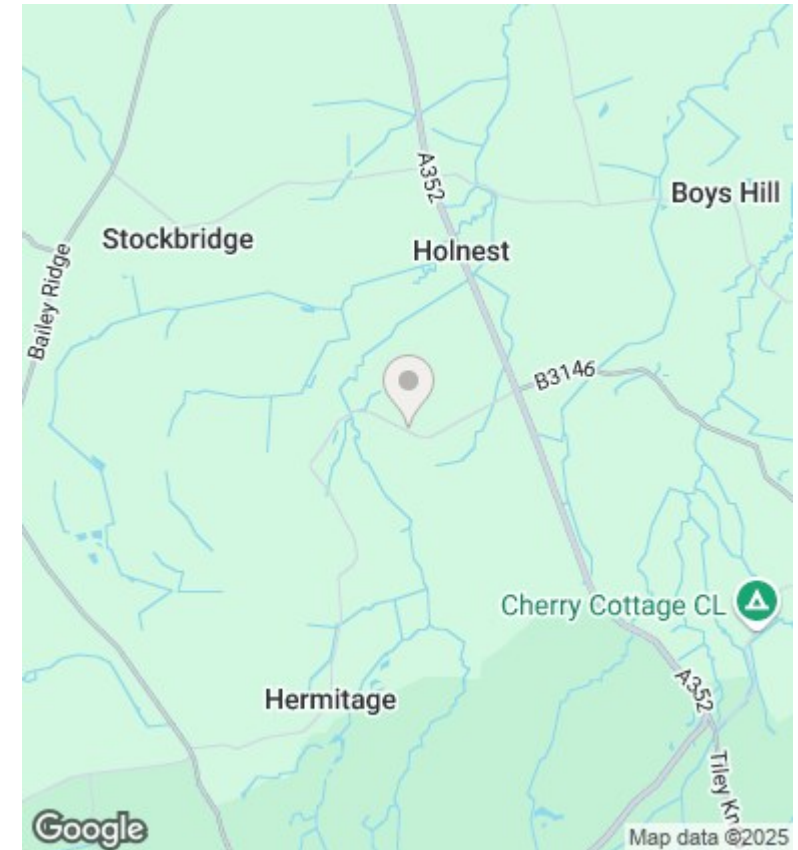




Holnest, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 1,491 sq. ft / 138.58 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