

# Rolfe East



## Back Lane, Cerne Abbas, DT2 7JW

Guide Price £275,000

- PRETTY PERIOD CHARACTER TWO BEDROOM END OF TERRACE COTTAGE.
- HUGE OPEN-PLAN KITCHEN DINING ROOM WITH FEATURE VAULTED CEILING.
- FREE UNRESTRICTED PARKING ON THE LANE IN FRONT OF THE COTTAGE.
- VACANT - NO FURTHER CHAIN.
- TOP HISTORIC DORSET VILLAGE IN QUIET BACKWATER ADDRESS.
- TWO BEDROOMS AND GROUND FLOOR WET ROOM / WC.
- SHORT WALK TO PRETTY VILLAGE HEART, GREAT VILLAGE PUBS, VILLAGE SHOP AND MORE
- GENEROUS PRIVATE SOUTH FACING REAR GARDEN - 52' x 23'5.
- ELECTRIC NIGHT STORAGE HEATING AND SOME DOUBLE GLAZING.
- COUNTRYSIDE WALKS A SHORT DISTANCE FROM THE FRONT DOOR.

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# 12 Back Lane, Cerne Abbas DT2 7JW

VACANT - '12 Back Lane' is a deceptively spacious, period, end of terrace cottage situated in one of the best residential addresses in the village – on the edge of a conservation area, a quiet lane just moments from the village centre. The cottage boasts a generous, south-facing rear garden with side access. There is free street parking on the lane at the front of the cottage. Character features including fireplace with cast iron log burning stove, exposed beams and pine latch doors. It is heated by electric night storage heating and electric convactor heating also boasts some double glazing. The well laid out accommodation enjoys good levels of natural light from dual aspects and a sunny southerly aspect at the rear. It comprises entrance porch, sitting room, garden room, huge open-plan kitchen / dining room, garden room / occasional ground floor bedroom, inner hall and ground floor wet room / WC. On the first floor, there is a generous double bedroom and a single bedroom / office. The property boasts fantastic scope for extension at the rear and reconfiguration, subject to the necessary planning permission. There are countryside and pretty village centre walks from nearby the front door. Cerne Abbas is a charming historic village, renowned not only for its delightful high street and listed properties, but also for the Cerne Giant, a 180 ft high ancient chalk figure carved out into the steep sloping hillside above the village, shrouded in a wealth of myth and legend, but now owned by the National Trust. The conservation village of Cerne Abbas lies within the unspoilt Dorset Downs within an Area of Outstanding Natural Beauty. The village itself has a vibrant community feel and an excellent range of facilities including a village shop and Post Office, three public houses, a first school, and doctors' and dispensing surgery. It also has the fine parish Church of St Mary, medieval abbey.



Council Tax Band: C



It is a short drive to the nearby towns of Dorchester and the historic abbey town of Sherborne. 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.

Front door to

ENTRANCE PORCH: 4'3 maximum x 3'4 maximum. Windows to the front and side, tiled floor, electric light connected. Timber glazed door leads to

SITTING ROOM: 12'8 maximum x 12'6 maximum. A beautiful main reception room enjoying a wealth of character including exposed beams, fireplace recess with cast iron log burning stove, fireside recess shelving, window to the front, electric night storage heater, oak effect laminate flooring, TV ariel attachment. Multi pane sliding door leads to

GARDEN ROOM: 12'6 maximum x 8'5 maximum. uPVC double glazed double French doors opening onto the rear garden with a sunny south facing aspect, wall mounted electric heater currently used as a ground floor bedroom.

Pine latch door from the sitting room leads to the inner hall. Staircase rises to the first floor. Door leads to understairs storage recess cupboard space, telephone point, electric night storage heater, oak effect laminate flooring. Pine latch doors lead off the

inner hall to further rooms.

KITCHEN / DINING ROOM: 20' maximum x 9' maximum. A surprising, huge room with vaulted ceiling, exposed pine rafters, two double glazed Velux ceiling windows to the side, windows to the side and rear with secondary glazing, glazed door to the side, this room enjoys a light multi aspect with sunny south facing aspect, a range of cream Shaker style kitchen units comprising stone effect laminated worksurface, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, electric hob, stainless steel Bosch electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, concealed wall mounted cooker hood extractor fan, under unit lighting, two electric night storage heaters, ceramic floor tiles, breakfast bar.

Door from the inner hall leads to

WET ROOM / WC: 5'10 maximum x 4'7 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiling to splash prone areas, floor drain and shower area, wall mounted electric shower, double glazed window to the side, wall mounted electric heater, shaver light and point.

Staircase rises from the inner hall to the first-floor landing, stairwell window to the front, electric night storage heater. Pine latch doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 12'2 maximum x 12'7 maximum. A generous double bedroom, window to the front, wall mounted electric heater, window to the rear overlooks the rear garden boasting a sunny southerly aspect, a light dual aspect, a range of drawers lead to



extensive fitted wardrobe cupboard space.

**BEDROOM TWO / OFFICE:** 8'11 maximum x 8'3 maximum. Wall mounted electric heater, window to the side, fitted day bed with storage under.

Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

#### OUTSIDE:

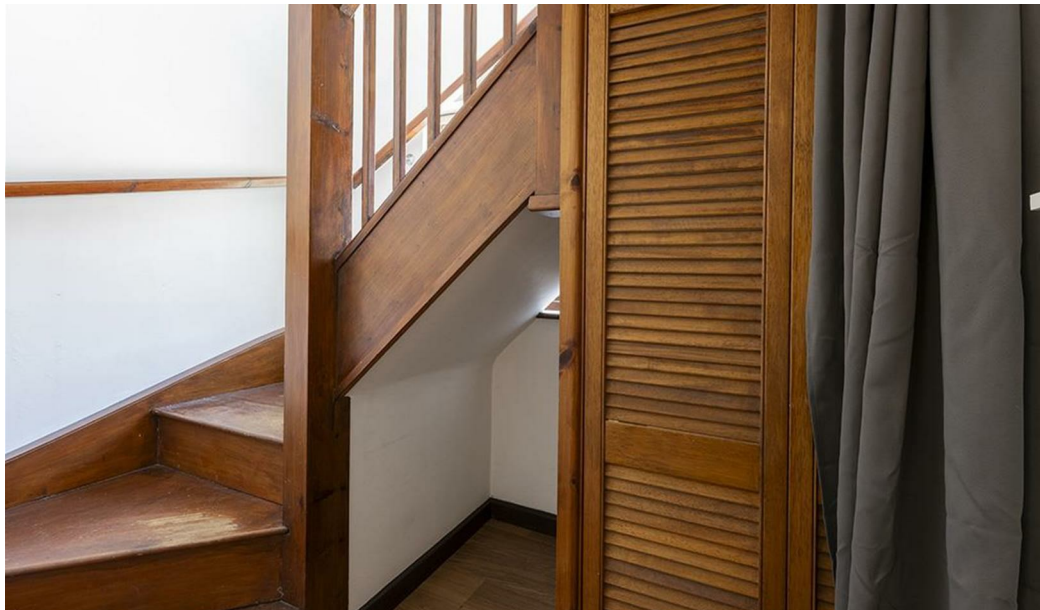
At the front of the property there is a small portion of front garden laid to flowerbed boasting some mature shrubs, outside lighting. There is free unrestricted parking on the street in front of the house.

Side pathway and timber side gate gives access to side area providing storage for recycling containers and wheelie bins. Side pathway leads to the

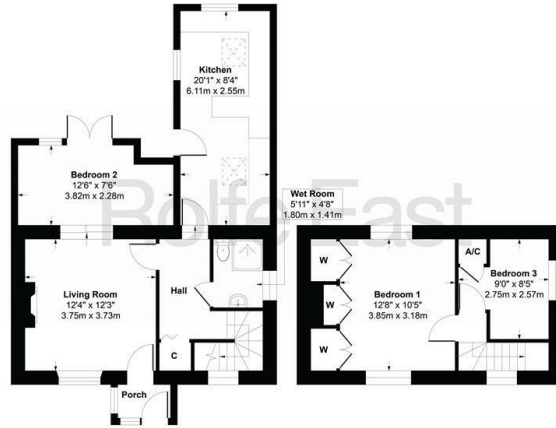
**MAIN REAR GARDEN:** 52' maximum in depth x 23'5 in width. Paved patio seating area providing a good degree of privacy and a sunny south facing aspect, outside light, timber log store, steps rise to further paved patio area, outside tap, raised lawned area boasting a variety of flowerbeds and borders and some mature shrubs, timber garden shed. The rear garden is enclosed by timber panel fencing.







Back Lane, Cerne Abbas, Dorset, DT2

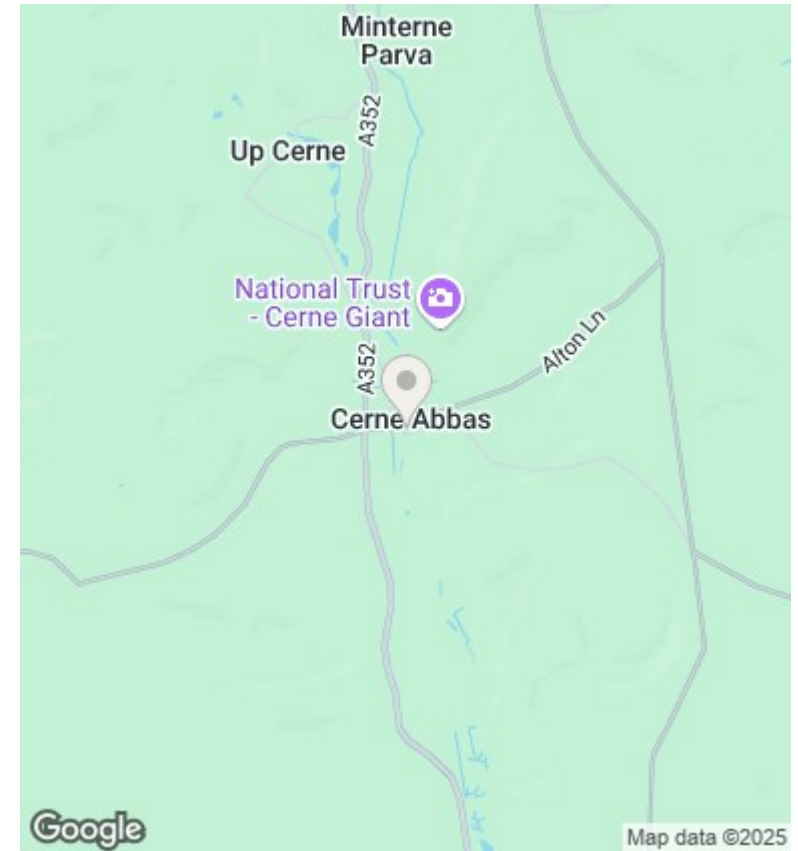


Ground Floor  
Approximate Floor Area  
598 sq.ft  
(55.56 sq.m)

First Floor  
Approximate Floor Area  
274 sq.ft  
(25.42 sq.m)

Approximate Gross Internal Floor Area 872 sq. ft / 80.98 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 