

Rolfe East



North Street, Bradford Abbas, DT9 6SA

Guide Price £270,000

- CHARMING GRADE II LISTED THATCHED CHARACTER END OF TERRACE COTTAGE.
- TOP RESIDENTIAL ADDRESS - PRETTIEST ROAD IN THE VILLAGE!
- SINGLE GARAGE IN A BLOCK AT THE REAR.
- GENEROUS 100' REAR GARDEN BOASTING WEST-FACING ASPECT AND AFTERNOON SUN.
- INGLENOOK FIREPLACE, EXPOSED BEAMS, WINDOW SEATS AND MORE!
- CAST IRON LOG BURNING STOVE.
- LPG FIRED RADIATOR CENTRAL HEATING.
- ONE DOUBLE BEDROOM WITH EN-SUITE BATHROOM.
- SHORT WALK TO VILLAGE PUB, PRIMARY SCHOOL AND CHURCH.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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

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

Bumblebee Cottage North Street, Bradford Abbas DT9 6SA

WITH SINGLE GARAGE! 'Bumblebee Cottage' is a beautiful, period, Grade II listed, character end of terrace, thatched cottage offering well laid out accommodation and a wealth of character features. The cottage is set in the best, prettiest address in this popular Dorset village. The property boasts a generous rear garden enjoying a west-facing rear aspect. It benefits from a single garage at the rear. There is free, unrestricted parking on the quiet lane in front of the cottage. The main property also offers excellent scope for extension at the rear, subject to the necessary planning permission. It is heated by a LPG fired radiator central heating system and also benefits from pretty, period-style multi pane windows. The well laid out accommodation boasts excellent levels of natural light from a sunny east-to-west aspect. It comprises entrance hall area leading into sitting room / dining room and kitchen. On the first floor, there is a large double bedroom with en-suite bathroom / WC. There are countryside and village 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 superb home is set in a highly sought-after, residential address on the outskirts of this pretty Dorset village. It is a short walk to the village centre, popular village pub, sought after primary school and parish church. It is 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. IT SIMPLY MUST BE VIEWED!



Council Tax Band: D



Steps rise to front door, outside light. Glazed and panelled front door to entrance hall area, stone tiled floor, exposed beams. Entrance leads to

SITTING ROOM / DINING ROOM: 19'5 maximum x 16'2 maximum. A generous main reception room enjoying a wealth of character features including exposed beams, natural stone inglenook fireplace with cast iron log burning stove. The room boasts a light dual aspect with two multi pane windows to the front, fitted window seat, multi pane window to the rear, two radiators, fireside shelved recess, TV ariel attachment. Door gives access to stairwell rising to the first floor, second door to understairs storage cupboard space. Door leads from the sitting room/dining room to the

KITCHEN: 15'2 maximum x 6'10 maximum. A range of panelled Shaker style kitchen units comprising oak worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl on drainer unit, mixer tap over, space and point for electric oven, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, recess provides space for upright fridge freezer, tiled floor, contemporary radiator. This room enjoys a light dual aspect with window to the side, window to the rear and double glazed Velux ceiling window, double doors lead to shelved larder cupboard housing Worcester Bosch combination LPG fired boiler.

Door from the sitting room/dining room gives access to stairwell rising to the first floor.

BEDROOM: 17'1 maximum x 17'1 maximum. A generous double bedroom enjoying a light triple aspect with multi pane period windows to the front and rear, rear enjoys outlook across the rear

garden, exposed beams, radiator. Two doors lead to fitted wardrobe cupboard space, stairwell window to the side. Door leads to

EN-SUITE BATHROOM: 8' maximum x 5'5 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, chrome heated towel rail, tiled floor, exposed beams, extractor fan, ceiling hatch and loft ladder to loft storage space.

OUTSIDE:

At the front of the property there is a portion of pretty front garden laid to flowerbed and bordered by natural stone enjoying a selection of plants and shrubs. Steps rise to front door with outside light.

The main garden is situated at the rear of the property and boasts a sunny westerly aspect. It measures 97' in length approximately and laid mainly to lawn. This large rear garden also benefits from a paved patio seating area enjoying a good degree of privacy, outside lighting, outside tap, area to store LPG bottles. The rear garden boasts a variety of flowerbeds and borders and a selection of mature trees, plants and shrubs including mature fruit trees.

Timber garden gates gives access to a further portion of garden measuring 9'10 x 26'10.

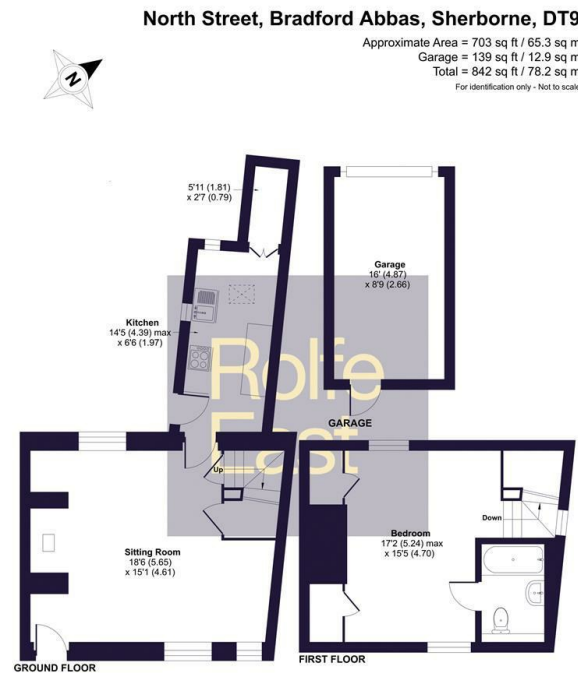
Please note: This portion of garden has a right of way for the neighbouring cottage across it leading to the rear and the garages. A variety of flowerbeds and borders, timber garden shed.

SINGLE GARAGE: 16' in depth x 8'8 in width. Metal up and over

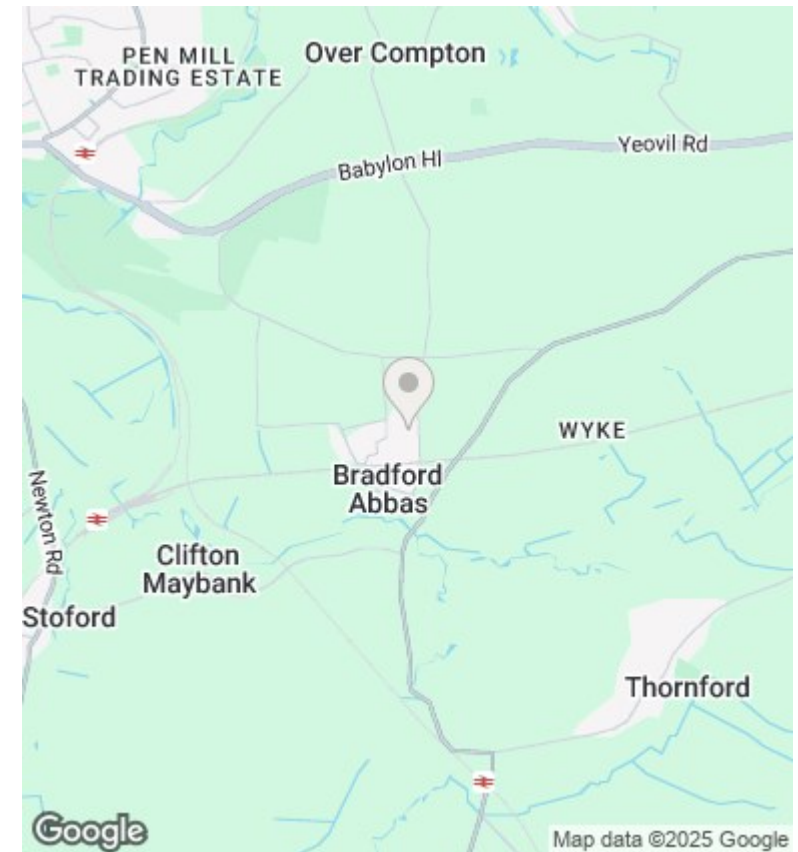
garage door, window to the rear. Personal door leads to the rear garden.







① Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richrecom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1312579



Directions

Viewings

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

Council Tax Band

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