

# Rolfe East



Coldharbour, Sherborne, DT9 4AF

Offers Invited £335,000

- PERITY PERIOD NATURAL STONE END OF TERRACE EXTENDED COTTAGE (1201 sq ft).
- UPVC DOUBLE GLAZING, GAS FIRED RADIATOR CENTRAL HEATING.
- GOOD NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT AT THE FRONT.
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- DETACHED GARAGE AND DRIVEWAY PARKING FOR 2-3 CARS.
- SOME ELECTRIC UNDER FLOOR HEATING AND CAST IRON LOG BURNING STOVE.
- SCOPE TO EXTEND AT THE REAR - subject to the necessary planning permission.
- NO FURTHER CHAIN - LOVELY DECORATIVE ORDER THROUGHOUT.
- TWO LARGE DOUBLE BEDROOMS AND TWO GENEROUS RECEPTION ROOMS.
- UTILITY ROOM / GROUND FLOOR WC AND FIRST FLOOR FAMILY SHOWER ROOM.

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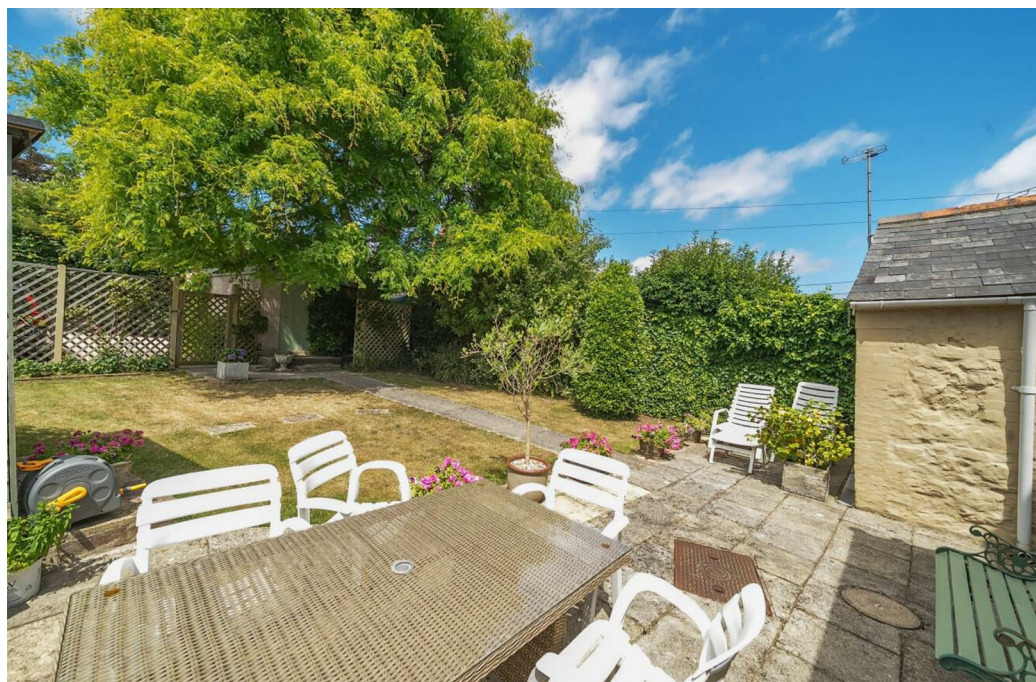


# 1 Terrace View Coldharbour, Sherborne DT9 4AF

NO FURTHER CHAIN! WITH GARAGE AND PRIVATE DRIVEWAY PARKING! A simply lovely, natural stone, period, end of terrace cottage situated in a very sought-after address on the edge of this popular Dorset town. It is the largest in terrace and this rare home boasts private driveway parking for two to three cars leading to a detached garage. This is very rare for a cottage of this nature in the town. It boasts a beautifully presented, generous, level, lawned rear garden with patio. The cottage has scope to extend at the rear, subject to the necessary planning permission. It benefits from excellent levels of natural light from a sunny southerly aspect at the front. The house is enviably free from the restrictions of Grade II listing and retains much original character including excellent ceiling heights, an open feature fireplace and second fireplace recess with cast iron log burning stove. It is heated by mains gas-fired radiator central heating, some electric under floor heating and benefits from uPVC double glazing. The property has a modern kitchen fitted and useful ground floor WC / utility room. The well-arranged, deceptively spacious accommodation (1201 square feet) comprises large sitting room, generous dining room, kitchen, rear lobby and utility room / ground floor WC. On the first floor, there is a landing area, two large double bedrooms and a large family shower room (formerly incorporating a bath). The property has countryside and town centre walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! It is a short walk to the stunning, historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times.



Council Tax Band: C



It also boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Paved pathway to front door, uPVC double glazed front door to sitting room.

**SITTING ROOM:** 20' maximum x 12'2 maximum. A generous main reception room, feature brick period fireplace, open fire, tiled hearth, uPVC double glazed window to the front, boasting a sunny south facing aspect, excellent ceiling heights, two radiators, pine moulded skirting boards and architraves, TV point, telephone point. Pine panel double doors give access to the dining room providing a full through-measurement of 24'2 maximum.

**DINING ROOM:** 24' maximum x 11'6 maximum. Able to accommodate large dining room table, excellent ceiling heights, period brick fireplace recess with cast iron log burning stove, paved hearth, uPVC double glazed window overlooks the rear garden, pine moulded skirting boards and architraves, TV point, telephone point, radiator. Staircase rises to the first floor, door leads to understairs storage cupboard space. Panel door leads to

**KITCHEN:** 9'8 maximum x 7'11 maximum. An extensive range of contemporary kitchen units comprising granite worksurfaces, inset ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, integrated fridge, integrated dishwasher, stainless steel range-style oven and hob, glass splashback, a range of matching wall mounted cupboards, stainless steel wall mounted cooker hood extractor fan. This room enjoys a light dual aspect with uPVC double glazed windows to the rear and side overlooking the main rear garden, extractor fan.

Panel door from the dining room gives access to the rear lobby. Multi pane glazed door to the rear. Double pine doors give access to shelved larder cupboard. Sliding door from the rear lobby gives access to

**UTILITY ROOM / CLOAKROOM:** 5'2 maximum x 6'6 maximum. Low level WC, pedestal wash basin, tiled walls and floor, space and plumbing for washing machine, space for upright fridge freezer, uPVC double glazed windows to the rear and side.

Staircase rises from the dining room to the first floor. First floor landing, uPVC double glazed window to the side, radiator, ceiling hatch and loft ladder leads to part boarded loft space, light and power connected. Panel doors lead off the landing to the first floor rooms.

**BEDROOM ONE:** 18'1 maximum x 10'11 maximum. A huge double bedroom with uPVC double glazed window to the front boasting a sunny southerly aspect, radiator, excellent ceiling heights, fitted wardrobe cupboards, wall mounted shelving and desk area.

**BEDROOM TWO:** 11'1 maximum x 10'7 maximum. A second generous double bedroom, excellent ceiling heights, uPVC double glazed window to the rear overlooks the rear garden, radiator. Door leads to fitted wardrobe cupboard space.

**FIRST FLOOR FAMILY BATHROOM:** 8'9 maximum x 10'2 maximum. A generous main bathroom with a modern replacement white suite comprising low level WC, pedestal wash basin, walk-in double sized shower cubicle with wall mounted mains shower over, glazed screen, shower boarding, chrome heated towel rail on radiator, uPVC double glazed window to the rear. Door leads to airing cupboard housing lagged hot water cylinder and immersion



heater, slatted shelving, wall mounted mains gas fired boiler.

#### OUTSIDE:

At the front of the property there is a south facing garden laid to paved patio giving a depth of 14'4 from the pavement, an excellent sun trap with paved patio seating area. Paved pathway leads to the front door.

Vehicular access leads from Harbour Way to the rear of the property where there is a private driveway parking area providing off road parking for two to three cars. Driveway parking area provides space for recycling containers and wheelie bins, outside security lighting. Driveway leads to

**DETACHED GARAGE:** 9'11 in width x 15'1 in depth. Up and over garage door, window to the side, personal door to the rear.

Timber gate from the driveway area gives access to the

**MAIN REAR GARDEN:** 46' in depth maximum x 32' in width maximum. This pleasant rear garden is laid mainly to lawn and boasts a paved patio seating area, outside lighting, outside tap. It is well enclosed by timber panel fencing and mature hedges, timber garden shed, a variety of well stocked flowerbeds and borders enjoying a selection of mature plants and shrubs, mature trees.

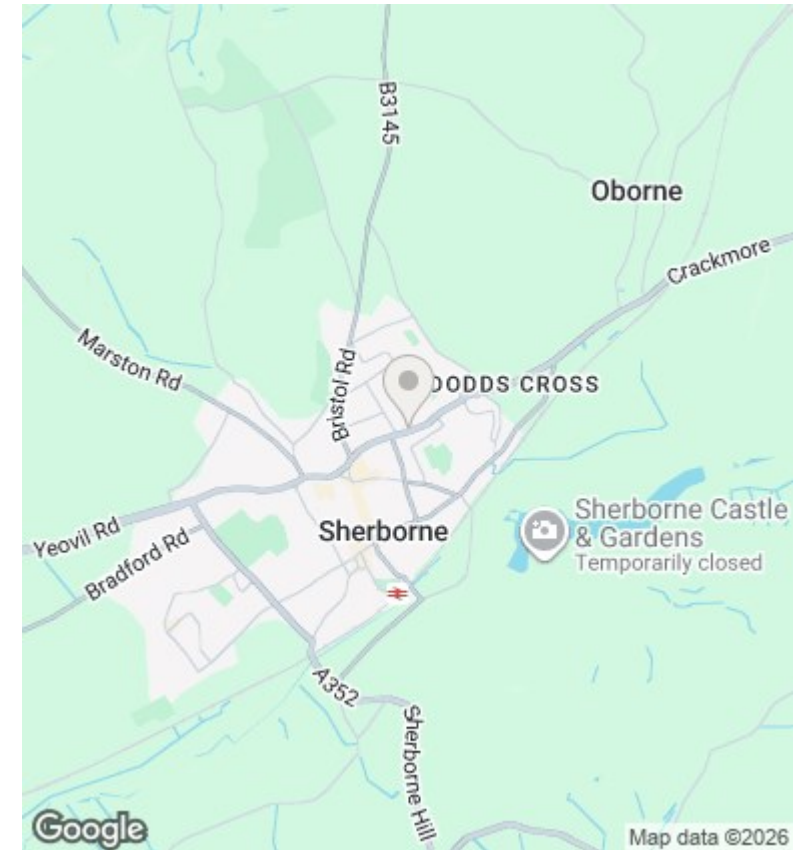
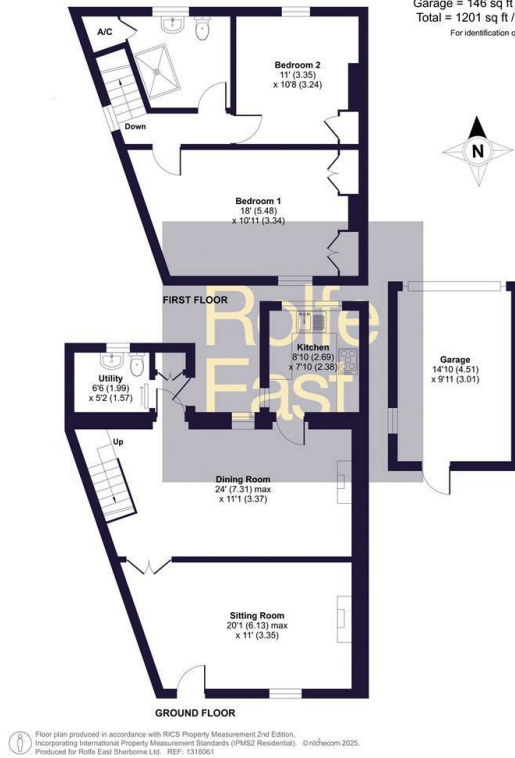






## Terrace View, Coldharbour, Sherborne, DT9

Approximate Area = 1055 sq ft / 98 sq m  
Garage = 146 sq ft / 13.5 sq m  
Total = 1201 sq ft / 111.6 sq m  
For identification only - Not to scale



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		