

Rolfe East



Westminster Buildings, Stalbridge, DT10 2PP

Guide Price £375,000

- ATTRACTIVE PERIOD LINK-TERRACE HOUSE IN EXCELLENT ADDRESS (1999 SQUARE FEET).
- CARPORT (CURRENTLY HOUSING CAMPER VAN) AND GARAGE.
- EXTENDED ACCOMMODATION WITH IMPRESSIVE OPEN PLAN KITCHEN DINING ROOM.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- HUGE 324' MAIN REAR GARDEN WITH SUNNY SOUTH WESTERLY ASPECT.
- LARGE BARN / WORKSHOP. TIMBER CABIN, FURTHER WORKSHOP AND GARDEN STORES.
- STUDY AND GROUND FLOOR WC.
- DRIVEWAY PARKING FOR TWO CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT TOWN CENTRE AMENITIES AND SUPERMARKET.

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6 Westminster Buildings, Stalbridge DT10 2PP

'6 Westminster Buildings' is a pretty, natural stone, period house (1999 square feet) situated in a very popular residential address, a short walk to the town centre and nearby countryside. The cottage boasts a huge, level rear garden plus a myriad of outbuildings including carport, garage, workshop, timber cabin, polytunnel, greenhouse and log store. There is also driveway parking for two cars at the rear, accessed via a shared private road. The rear garden enjoys a sunny westerly aspect. The property has been tastefully extended and refurbished, boasting good levels of natural light from a sunny east-to-west aspect. There is a wealth of character features including excellent ceiling heights, period panel doors, period fireplaces and much more and yet the property is enviably free from the restrictions of Grade II listing. It is heated by mains gas-fired radiator central heating and also benefits from uPVC double glazing. The accommodation briefly comprises entrance hall, sitting room with cast iron log burning stove, open plan kitchen dining room with feature vaulted ceiling, utility room, inner hall / boot room, ground floor feature bathroom and small office. On the first floor, there is a landing area and three generous bedrooms, some benefitting from far reaching countryside views at the front. There is a large loft void offering potential for loft conversion, subject to the necessary planning permission. The property has countryside and town walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! Stalbridge is Dorset's smallest town and offers a selection of good pubs, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station. The town proudly boasts Dikes, a family run, independent superstore, deli and café, which is a short walk away and convenient for a wide range of good quality supplies. THIS UNIQUE PROPERTY MUST BE VIEWED!



Council Tax Band: C



The stunning, historic town centre of Sherborne is a short drive away 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 2024. 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.

Front door to ENTRANCE HALL: 4'3 maximum x 4'10 maximum. uPVC double glazed window to the front, quarry tiled floor. Glazed and panelled front door leads to

SITTING ROOM: 14'3 maximum x 14'7 maximum. A well-proportioned main reception room enjoying a wealth of character features including elegant ceiling heights, brick feature fireplace with cast iron log burning stove, tiled hearth, uPVC double glazed window to the front, two radiators, fitted fireside pine dresser, moulded skirting boards and architraves, moulded picture rail. Pine panel door leads from the sitting room to the

STUDY: 6'2 maximum x 4'5 maximum. uPVC double glazed window to the side, radiator, light and power connected.

Glazed and panelled door leads from the sitting room through to the

INNER HALL: 6'8 maximum x 12' maximum. Useful L-shaped inner hall with uPVC double glazed window to the side, quarry tiled floor, radiator, wall mounted Worcester boiler. Pine panel door leads to understairs cupboard space. Further pine panel door off the inner hall leads to

GROUND FLOOR BATHROOM: 9'10 maximum x 8'7 maximum. A modern white suite comprising low level WC, ceramic wash basin over storage drawers, free standing bath with mains free standing tap stand over, separate glazed corner shower cubicle with wall mounted mains shower, tiling to splash prone areas, radiator, ceramic tiled floor, internal window, fitted bathroom cabinet, shelved alcove, extractor fan.

Oak glazed and panel door from the inner hall leads to the

OPEN PLAN KITCHEN DINING ROOM: 16'3 maximum x 17' maximum. A fantastic open plan contemporary living space with feature vaulted ceiling and exposed rafters,

enjoying a light dual aspect with uPVC double glazed windows to the side and rear, double glazed Velux window to the side, multi pane timber stable door to the side, an extensive range of contemporary kitchen units comprising oak worksurface and surrounds, inset sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, Rayburn with glass splashback, a range of matching wall mounted cupboards. Dining area with contemporary wall mounted radiator. Entrance to

UTILITY ROOM: 5'7 maximum x 4'3 maximum. uPVC double glazed window to the rear, space and plumbing for washing machine, space for upright fridge freezer.

Pine panel door from the sitting room gives access to stairwell rising to the first floor.

FIRST FLOOR LANDING: 11' maximum x 7'2 maximum. uPVC double glazed window to the rear, ceiling hatch and ladder to boarded loft room providing excellent storage space and scope for conversion subject to the necessary planning permission. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11'4 maximum x 11'2 maximum. A generous double bedroom, uPVC double glazed window to the front enjoying extensive countryside views beyond neighbouring properties, excellent ceiling heights, moulded skirting boards and architraves, radiator. Door leads to

ATTACHED WC: Low level WC, internal windows.

BEDROOM TWO: 13'10 maximum x 9'10 maximum. A second generous double bedroom, uPVC double glazed window to the front, cast iron feature period fire surrounds and insert, radiator.

BEDROOM THREE: 10'10 maximum x 8'8 maximum. A third double bedroom, uPVC double glazed window to the rear with fitted window seat, period style fire surround, exposed floorboards, radiator.

OUTSIDE:

At the front of the property a shared wrought iron front gate and shared pathway gives access to the front of the property. There is a large portion of front garden giving a depth of approximately 36' from the pavement. The front garden is laid to lawn and boasts a variety of flowerbeds and borders enjoying some mature plants and shrubs. It

is enclosed by wrought iron railings.

Shared undercover side passage with next door neighbour gives access to the front door, outside light, shared under cover walkway and door gives access to area at the rear, timber gate gives access to courtyard seating area.

At the rear of the property there is an outside light. There is a shared private road at the rear of the property. On the other side of the shared private road there is **PRIVATE DRIVEWAY PARKING FOR TWO CARS.**

CARPORT: 27'8 in depth x 10' in width. Currently houses campervan, outside lighting, outside tap.

DETACHED TIMBER GARAGE: 20' in depth maximum x 10' maximum. Light and power connected.

TIMBER GARDEN STORE / WORKSHOP: 13'9 maximum x 8'11 maximum. Light and power connected, windows to the side and rear.

DETACHED BARN / WORKSHOP: 27'8 maximum x 11'9 maximum. Light and power connected, windows to the side.

DETACHED TIMBER CABIN: 12'6 maximum x 12'3 maximum. Currently used as a craft workshop. Light and power connected, windows and doors to the side and front.

MAIN GARDEN:

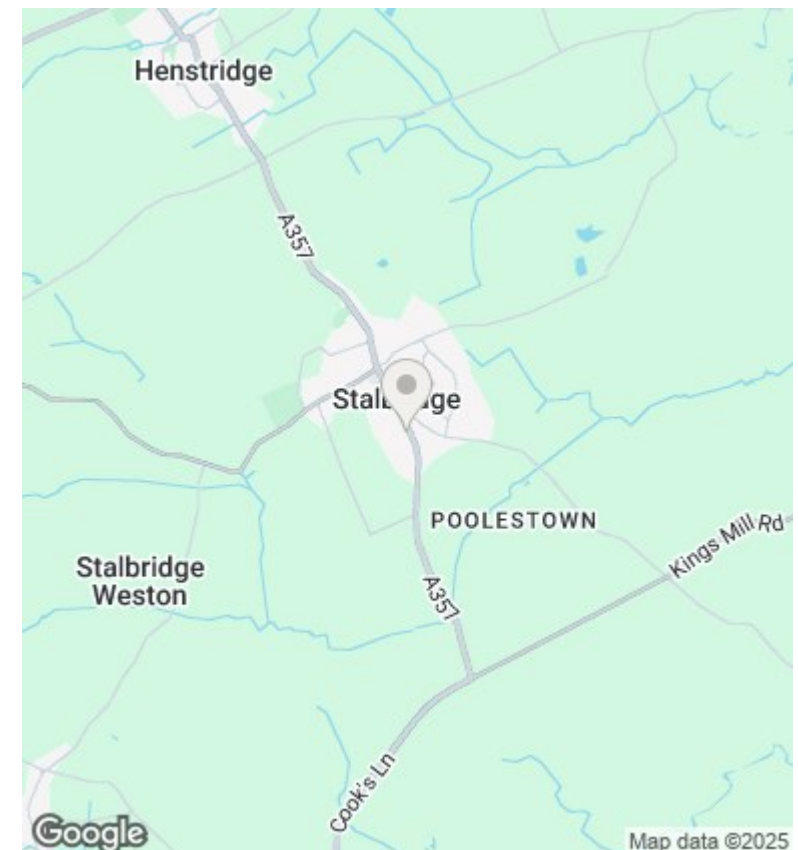
This huge, main rear garden measures approximately 327' in length and boasts a sunny south westerly aspect. There are various portions of lawned area, a variety of mature trees and shrubs, a selection of mature fruit trees, Polly tunnel, greenhouse, log store, large fish/wildlife pond.





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Approximate Area = 1186 sq ft / 110.1 sq m (excludes carport)
 Garage = 217 sq ft / 20.1 sq m
 Outbuilding = 596 sq ft / 55.3 sq m
 Total = 1999 sq ft / 185.5 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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