

Rolfe East



Newland, Sherborne, DT9 3JG

Offers In The Region Of £900,000

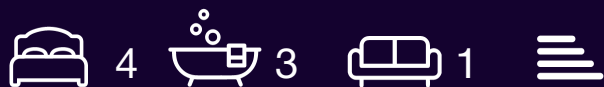
- AWARD WINNING RESTORED AND RE-DESIGNED PERIOD TOWN HOME IN TOP ADDRESS.
- GRADE II LISTED WITH LOTRS OF ORIGINAL CHARACTER.
- PRIVATE COURTYARD GARDEN WITH 'SECRET GARDEN' VIBE.
- FOUR GENEROUS BEDROOMS, TWO WITH EN-SUITE AND SEPARATE FAMILY BATHROOM.
- RUN AS SUCCESSFUL BED & BREAKFAST BUSINESS SINCE 2018.
- SOCIABLE STYLISH OPEN-PLAN LIVING SPACE EXTENDING TO 2015 SQUARE FEET.
- PERIOD STYLE DOUBLE GLAZING WITH FITTED PLANTATION SHUTTERS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND SOME UNDER FLOOR HEATING.
- BEAMS, WINDOW SEATS, INGLENOOK FIREPLACE AND PERIOD SASH WINDOWS.
- CLOSE TO THE ARTS CENTRE AND SHORT WALK TO RAILWAY STATION TO LONDON.

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17 Newland, Sherborne DT9 3JG

17 Newland is situated in one of the most coveted addresses in the town centre, only a short walk to the high street, beautiful Sherborne Abbey and mainline railway station to London - making Waterloo directly in just over two hours. This handsome Grade II listed town home boasts breath-taking interior design, combining original period character features with contemporary open-plan living. The wonderful accommodation extends to 2015 square feet (only £444 per square foot of accommodation) and is well arranged, enjoying good levels of natural light from a sunny south-facing aspect at the front. The property boasts mains gas fired radiator central heating, some under floor heating and bespoke period-style double glazing. Character features include exposed beams, inglenook and natural stone fireplaces and period sash windows. There is a low-maintenance courtyard garden at the rear, measuring 22'1" maximum width x 29' maximum depth. Although small, this courtyard garden offers a secret garden feel with a very good level of privacy and somewhere for a summertime gin and tonic! It is ideal for those needing to lock up and leave the house, especially being within walking distance of the mainline railway station to London. The splendid accommodation gives you a hug as you walk around and generates a wonderful feeling of farmhouse-style warmth. It comprises entrance reception hall, sitting room, open-plan kitchen dining room with electric Aga and ground floor cloakroom / WC. On the first floor, there is a landing area, master double bedroom with large, luxurious en-suite bathroom and walk-in wardrobe, two further generous first floor bedrooms and a family bathroom. On the second floor there is another landing area, useful mezzanine storage area and a fourth double bedroom with another en-suite shower room. This one-in-a-million home won the 2014 conservation award granted by the Sherborne and District Society.



Council Tax Band: F



It has been used by the current owner to run a VERY successful bed & breakfast business since 2018. The house is in the beating heart of the amazing town centre of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs, Waitrose store and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses, two historic castles and world-famous Sherborne private schools. This house is a very short, level walk from the mainline railway station to London, making London Waterloo in just over two hours directly. There are lovely walks only moments from the front door at Purleigh, the Water Meadows, the Sherborne Castles, The Quarr Nature Reserve and Pageant Gardens. The property is perfect for those buyers looking for the ideal Sherborne town lifestyle or cash buyers moving from the South East or villages and looking for their perfect town home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the pied-a-terre (lock-up-and-leave), buy-to-let or holiday letting markets. THIS AMAZING TOWN HOME MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Period stone storm porch, oak panelled front door leads to entrance reception hall.

Entrance Reception Hall – 9'7 Maximum x 5'6 Maximum

A useful greeting area, multi pane sash window to the front with fitted plantation shutters, oak floor, radiator, inset ceiling lighting, double oak doors lead to hall cloaks cupboard, oak door to ground floor WC / Cloak room.

WC / Cloak Room – Fitted low level WC, wall mounted wash basin, oak floor, extractor fan.

Glazed door from the entrance hall leads to sitting room.

Sitting Room – 24'3 Maximum x 17'8 Maximum

A beautifully presented, well-proportioned main reception room, multi pane sash window to the front, fitted plantation shutters, large Inglenook stone fireplace with heavy beam, solid oak floors, inset ceiling lighting, two radiators, solid oak staircase rises to the first floor with understairs recess, door leads to storage cupboard space, multi pane glazed door leads from the sitting room to open plan kitchen dining room.

Open plan kitchen dining room – 26'7 Maximum x 23' Maximum

A impressive, L-shaped open plan kitchen dining room, split into three main areas.

Dining Room Area – Stone feature fireplace, oak floors, multi pane double glazed French doors open on to rear courtyard garden, radiator.

Second sitting room area – Solid oak floors, radiator, inset ceiling lighting, double oak doors lead to utility cupboard providing space and plumbing for washing machine and tumble dryer, work surface, shelving.

Kitchen Area – An extensive range of contemporary kitchen units, comprising marble work surface and surrounds, inset one and a half stainless steel sink bowl with mixer tap over, separate tap provides boiling water and filter water, waste disposal unit, long breakfast bar, a range of pan drawers and cupboards under, integrated AEG dishwasher, fitted AEG fridge freezer, electric Aga, stainless steel AEG cooker hood extractor fan, inset, eye level AEG combination microwave and oven, solid oak floors, double glazed multi pane door to the rear courtyard garden.

Oak staircase rises from the sitting room to the first floor landing, exceptional ceiling heights, exposed beams, shelved alcove, double oak doors lead to airing cupboard housing lagged hot water cylinder, gas fired boiler, pressurised hot water cylinder and immersion heater, further oak door leads shelved linen cupboard, oak doors lead off the first floor landing to the main bedrooms.

Master Bedroom – 15'10 Maximum x 11'6 Maximum

A generous double bedroom, multi pane double glazed window to the rear overlooks the rear garden, radiator, oak door leads to large walk-in wardrobe, further oak door leads to en-suite bathroom.

En-suite Bathroom – 12'3 Maximum x 11'3 Maximum

A simply splendid luxury en-suite bathroom, freestanding bath, chrome tap and shower stand, hardwood work surface, his and hers sink bowl, cupboards under, wall mirrors, large walk-in double sized glazed shower cubicle with rain mains shower, chrome heated towel rail, underfloor heating, shaver point, double glazed window to the rear, extractor fan, marble floor tiles, inset ceiling lighting, low level WC.

Bedroom Two – 14'7 Maximum x 12'9 Maximum

A second generous beautifully presented double bedroom, period sash window to the front with fitted plantation shutters, exposed beams, stone feature fire surrounds, radiator.

Bedroom Three – 10'10 Maximum x 10'10 Maximum

Currently used as an office, sash window to the front, fitted plantation shutters, window seat, radiator, door leads to fitted wardrobe cupboard space, exposed beams.

Family Bathroom – 6'10 Maximum x 6'10 Maximum

A modern white suite comprising fitted low level WC, ceramic wash basin on hardwood work surface, panelled bath with glazed shower screen, wall mounted mains shower over, exposed beams, inset ceiling lighting, shaver point, extractor fan, chrome heated towel rail.

Oak staircase continues from the first floor landing to the second floor landing, useful mezzanine storage area, oak latch door leads from the second floor landing to bedroom four.

Bedroom Four – 15'5 Maximum x 12'7 Maximum

A fourth double bedroom, two feature multi pane windows to the front, exposed beams and rafters, two radiators, oak latch door leads to en-suite shower room.

En-suite shower room – 7'7 Maximum x 5'10 Maximum

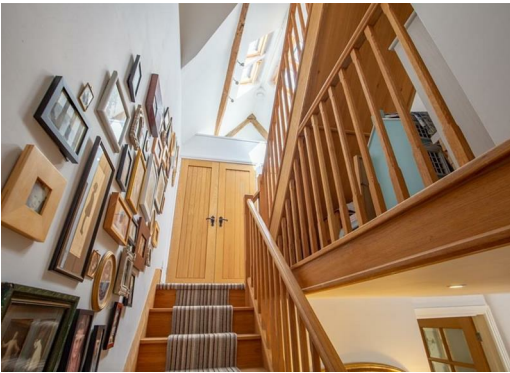
A white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, extractor fan, chrome heated towel rail, exposed beams, inset ceiling lighting, multi pane window to the front.

Outside

The front of the property fronts on to Newland and is very close to Sherborne centre and Cheap Street.

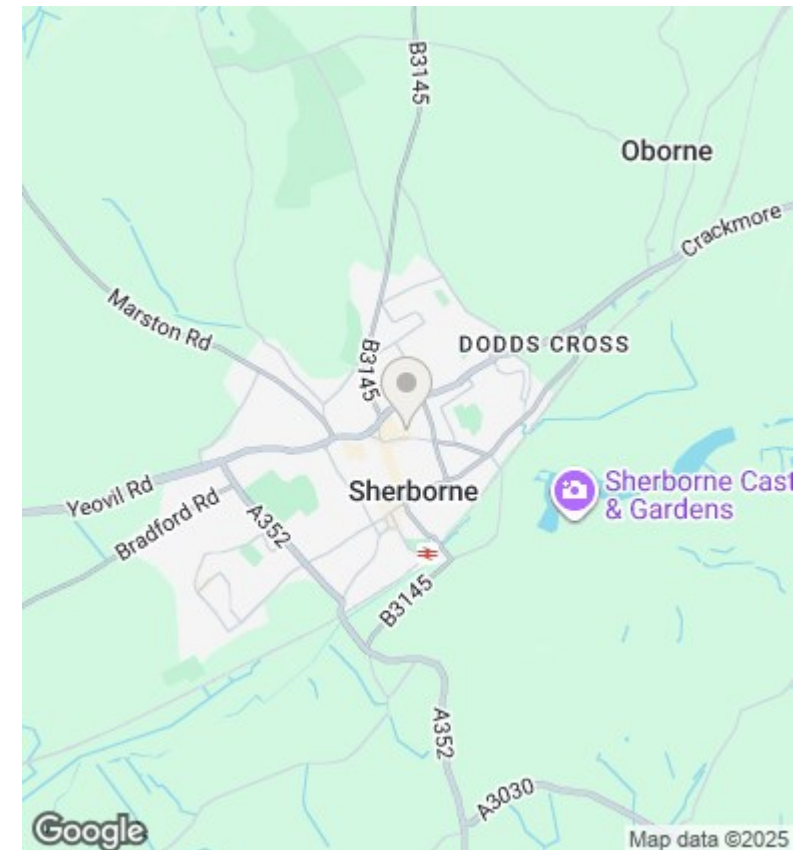
At the rear of the property is a delightful courtyard garden measuring 22'1 in width x 29' in depth. This courtyard garden offers a 'secret garden' feel and is simply delightful. It is laid to paving and offers a very good degree of privacy, partially enclosed by natural stone walls, delightful rockery garden with water feature, outside lighting, raised patio seating area, outside tap.







Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All room measurements are maximum dimensions unless otherwise stated.



Directions

Viewings

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

Council Tax Band

F

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		
England & Wales	EU Directive 2002/91/EC	