

Rolfe East



Lower Gunville, Milborne Port, DT9 5AP

Guide Price £495,000

- BEAUTIFUL UNIQUE LINK-DETACHED NATURAL STONE 4 BEDROOM CHARACTER HOME.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND CAST IRON LOG BURNING STOVE.
- EXPOSED BEAMS, NATURAL STONE ELEVATIONS, FIREPLACE, WINDOW SEATS, SHUTTERS.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- LARGE PLOT AND GARDENS EXTENDING TO 0.18 ACRES APPROXIMATELY.
- PERIOD STYLE uPVC DOUBLE GLAZING.
- EXCELLENT 'TUCKED AWAY' RESIDENTIAL LOCATION.
- DOUBLE LENGTH CARPORT AND MOTORCYCLE GARAGE.
- BEAUTIFULLY RENOVATED AND EXTENDED TO A HIGH STANDARD THROUGHOUT.
- SHORT WALK TO SUPERB VILLAGE AMENITIES, PUB, RESTAURANT, SHOPS ETC.

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

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

The Old Smithy Lower Gunville, Milborne Port DT9 5AP

'The Old Smithy' is a very pretty, period, natural stone, double fronted, link detached cottage (1570 square feet) situated in highly desirable, 'tucked away' village centre address with a generous plot and large, lawned rear garden extending to just under a fifth of an acre (0.18 acres approximately). The rear garden is particularly lovely, boasting a sunny westerly aspect and a pretty streamside scene and various stone outbuildings and a timber cabin – ideal for working from home. The property comes with an attached double-length carport leading to a motorcycle garage. The main cottage is simply stunning and has been the subject of full renovation and extension. It is enviably free from the restrictions of Grade II listing and yet retains many character features including exposed beams, stone fireplace with cast iron log burning stove, window seats and shutters. It is heated by a mains gas-fired radiator central heating system and benefits from period style uPVC double glazing. The impressive, well-arranged, flexible accommodation boasts excellent levels of natural light from a sunny east-to-west aspect. It is well laid out and comprises entrance hall, dining room leading in to sitting room, kitchen, snug / garden room, utility room and ground floor WC / cloakroom (with scope to add a shower). On the first floor there is a landing area, generous master double bedroom with en-suite shower room and walk-in wardrobe, three further bedrooms and a family bathroom. It is beautifully presented throughout. There are countryside 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 very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. THIS UNIQUE HOME MUST BE VIEWED TO BE FULLY APPRECIATED.



Council Tax Band: D



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

Double glazed front door leads to entrance hall area, radiator, inset lighting, exposed beams. Entrance leads to

DINING HALL: 14'3 maximum x 8'11 maximum. A beautifully presented dining hall enjoying a wealth of character including exposed beams, window seat, period style multi pane uPVC double glazed window to the front, fitted shutters, exposed natural stone elevations and natural stone fireplace recess, telephone point, radiator. Oak staircase rises to the first floor. Door to understairs storage cupboard space. Entrance leads to the

SITTING ROOM: 16' maximum x 13'2 maximum. A full through-measurement from the dining room to the sitting room of 24'5 maximum. Impressive natural stone brick fireplace with cast iron log burning stove, paved hearth, exposed beams, period style multi pane uPVC double glazed window to the front, fitted shutters, window seat, internal window, TV ariel attachment. Pine door leads from the sitting room to the

KITCHEN: 13'1 maximum x 10'3 maximum. A range of tasteful Shaker-style kitchen units comprising timber effect laminated worksurface and surrounds, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, integrated fridge and freezer, fitted range-style Stoves electric oven and induction hob, glass splashback, wall mounted cooker hood extractor fan, integrated dishwasher, inset ceiling lighting, under floor heating, uPVC double glazed window to the rear overlooks the rear garden. Multi pane glazed pine double doors open from the kitchen to the garden room providing a full through-measurement of 25'.

GARDEN ROOM: 11'8 maximum x 10'7 maximum. A lovely third reception area, two uPVC double glazed windows to the rear overlooks the rear garden, uPVC multi pane period style double glazed door opens onto the rear garden, internal window to the sitting room, two radiators.

Pine glazed and panel door from the kitchen leads to

UTILITY ROOM: 9'1 maximum x 8'5 maximum. A range of fitted Shaker-style units, oak worksurface, ceramic Belfast sink with mixer tap over, a range of drawers and

cupboards under. Broom cupboard houses mains gas Worcester Bosch boiler, inset ceiling lighting, under floor heating, uPVC double glazed window to the side, uPVC double glazed stable door to the rear patio.

Glazed pine door from the utility room leads to

CLOAKROOM / WC: 7'8 maximum x 2'10 maximum. Low level WC, ceramic wash basin on timber wash stand, space and plumbing for washing machine and tumble dryer, under floor heating, uPVC double glazed window to the rear.

Oak staircase rises from the dining hall to the first floor.

First floor landing: Exposed natural stone elevations, excellent ceiling heights, radiator, ceiling hatch to loft storage space. Pine latch door from the landing leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves. Pine doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 9'11 maximum x 9'11 maximum. A double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator. Pine door leads to walk in wardrobe with storage and hanging rail. Sliding pine door from the master bedroom leads to

EN-SUITE SHOWER ROOM: 9'11 maximum x 2'11 maximum. A modern white suite comprising fitted low level WC, ceramic wash basin in timber wash stand, glazed shower cubicle with wall mounted mains shower, tiling to splash prone areas, period style radiator, exposed timber floorboards, uPVC double glazed window to the side, fitted storage cupboards.

BEDROOM TWO: 9'1 maximum x 10'4 maximum. Another double bedroom enjoying excellent ceiling heights, period style uPVC double glazed window to the front, fitted shutters, radiator. Pine doors lead to fitted wardrobe cupboard space. Pine doors lead to further fitted cupboard space.

BEDROOM THREE: 9'11 maximum x 9'4 maximum. A third double bedroom enjoying a light dual aspect with uPVC double glazed windows to the side and rear, rear boasts views across the rear garden, radiator.

BEDROOM FOUR: 10'3 maximum x 5'7 maximum. Currently used as an office, excellent ceiling heights, exposed beams, period style cast iron fire surrounds, radiator, period style uPVC double glazed window to the front, fitted shutters, fitted cupboard space. Pine double doors lead to further fitted cupboard space.

FAMILY BATHROOM: 8' maximum x 7'5 maximum. A simply stunning luxury period style white suite comprising fitted low level WC, circular ceramic wash basin on period style wash stand, mixer tap over, freestanding bath on ball-and-claw feet, shower tap arrangement over, separate glazed shower cubicle with wall mounted mains shower, exposed natural stone elevations and beams, double glazed Velux ceiling window, uPVC double glazed window to the side, exposed pine floorboards, period style radiator and towel rail.

OUTSIDE:

This fantastic cottage stands in a generous plot and gardens extending to just under a fifth of an acre (0.18 acres approximately). The property fronts onto a quiet village lane. There is a side pathway and timber gate giving access to the main rear garden.

There is vehicular access from the lane to an

ATTACHED CARPORT: 27'6 in depth x 8'4 in width. Electric light connected, tap. There is rafter storage in an attic area above the car port. This area provides tremendous scope for further conversion and extension, subject to the necessary planning permission. Double timber doors from the rear of the car port give access to

WORKSHOP: 13'9 maximum x 11'5 maximum. Fitted work bench, uPVC double glazed windows to the side and rear, light and power connected, rafter storage above. Timber double doors from the workshop give access to the main rear garden.

The **REAR GARDEN** is a particularly stunning selling feature of this property and measures approximately 110' in length x 55' in width. It is laid mainly to lawn and boasts a sunny westerly aspect and a good degree of privacy. There is a raised stone paved patio seating area with timber pergola. Steps lead down to the main lawned area, fishpond feature and rockery garden. Natural stone outbuilding currently used as a log store. Rear garden boasts a variety of mature trees, plants and shrubs, greenhouse, further timber garden shed.

TIMBER SUMMER HOUSE: 11'7 maximum x 7'8 maximum. Light and power connected, windows to both sides and rear.

Timber gate at the rear of the garden gives access to pretty streamside scene.





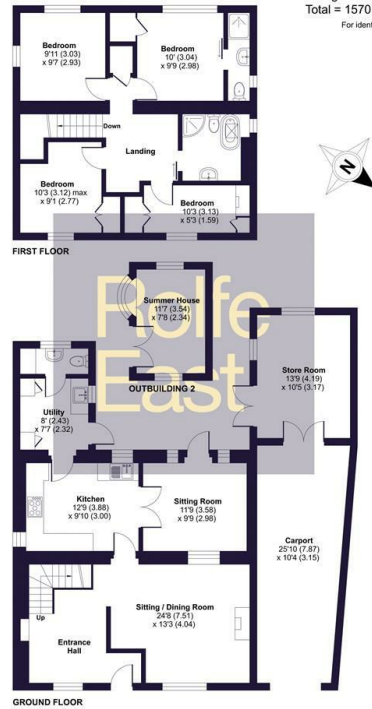
Lower Gunville, Milborne Port, Sherborne, DT9

Approximate Area = 1334 sq ft / 123.9 sq m (excludes carport)

Outbuildings = 236 sq ft / 21.9 sq m

Total = 1570 sq ft / 145.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richrecom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1343006



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		