

Rolfe East



Milburn Lane, Holwell, DT9 5JZ

Guide Price £370,000

- PERFECTLY PERIOD DETACHED COTTAGE WITH ODDLES OF CHARACTER.
- PRIVATE DRIVEWAY PARKING FOR 2-3 CARS.
- SOLID FUEL RANGE POWERS RADIATORS PLUS ELECTRIC NIGHT STORAGE HEATERS.
- A SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- STANDING IN HUGE PLOT AND HILLSIDE GARDENS EXTENDING TO OVER HALF AN ACRE.
- SCOPE TO EXTEND, BUILD OR REDEVELOP (subject to planning consent).
- A LOVELY SEMI-RURAL LOCATION OFFERING COUNTRYSIDE TRANQUILITY.
- LOVELY COUNTRYSIDE VIEWS AND WALKS FROM THE FRONT DOOR!
- BEAMS, OPEN FIREPLACE AND PERIOD-STYLE HARDWOOD DOUBLE GLAZING.
- TWO ROOM CELLAR WITH SCOPE FOR CONVERSION (subject to planning permission).

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Cornford Cottage Milburn Lane, Holwell DT9 5JZ

'Cornford Cottage' is a detached, period, double-fronted, character cottage standing on an impressive elevated, hillside plot and gardens extending to just over half an acre (0.55 acres approximately). The cottage boasts lovely rural views and is situated on the rural edge of the popular Dorset village of Holwell. The cottage is enviably free from the restrictions of Grade II listing and yet retains much original character including exposed beams, open fireplace and much more. It boasts significant scope for extension and reconfiguration, subject to the necessary planning permission. We also believe that the wider garden has potential for a building plot and redevelopment, subject to the necessary planning consent. The gardens are simply exquisite, enjoying rural tranquillity and a fabulous sun trap. There is a gated, private driveway area providing off road parking for several vehicles at the side. The cottage benefits from good levels of natural light from sunny south westerly aspect at the front. It is enhanced by some hardwood double glazing and is heated by a multi-fuel Stanley Range powering radiators. There is also an open fireplace. The accommodation comprises entrance porch, sitting room / dining room, open plan kitchen / breakfast room boot room / rear lobby, utility room and ground floor bathroom. On the first floor there is a landing area and two double bedrooms. The rooms on the first floor enjoy stunning countryside views. There is also a two room cellar. The property has countryside walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! The historic town centre of Sherborne is a short drive away 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 two mainline railway stations making London Waterloo directly in just over two hours.



Council Tax Band: D



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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Glazed front door to entrance porch, windows to both sides, multi pane glazed door leads to

SITTING ROOM / DINING ROOM: 22'5 maximum x 10'10 maximum. A generous main reception room, two hardwood period style double glazed windows to the front enjoying countryside views and a sunny southerly aspect, natural stone fireplace, two radiators, electric night storage heater. Multi pane glazed door leads to the

KITCHEN BREAKFAST ROOM: 12'4 maximum x 11'7 maximum. A range of fitted kitchen units comprising laminated worksurface and surrounds, decorative tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, space and point for electric oven, a range of drawers and cupboards under, space and plumbing for washing machine, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan. This room enjoys a light dual aspect with hardwood period style double glazed windows to the front and side enjoying countryside views, ceramic floor tiles, Stanley solid fuel range. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, ceiling hatch. Glazed stable door to

BOOT ROOM / SIDE LOBBY: 5'5 maximum x 10'2 maximum. Double glazed door and window to the side, light and power connected. Door leads to

UTILITY ROOM: 10'10 maximum x 5'6 maximum. Light and power connected, fitted cupboards, ceramic tiled floor.

Multi pane glazed door from the sitting room/dining room leads to the inner hall, window to the rear, radiator, staircase rises to the first floor. Door leads to

GROUND FLOOR BATHROOM: 11'3 maximum x 6'8 maximum. A period style white suite comprising pedestal wash basin, low level WC, roll top free standing bath on ball and claw feet with shower tap arrangement over, hardwood double glazed window to the front, tiling to splash prone areas, radiator.

Staircase rises from the inner hall to the first floor landing. Cottage latch doors lead off the landing to the first floor bedrooms.

BEDROOM ONE: 10'2 maximum x 9'3 maximum. A double bedroom, hardwood double glazed window to the front boasting countryside views and a sunny southerly aspect, electric night storage heater, sliding doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 10'1 maximum x 9'1 maximum. A second double bedroom, hardwood double glazed window to the front boasting sunny southerly aspect and countryside views, electric night storage heater.

OUTSIDE:

This fantastic cottage stands on a hillside, elevated position enjoying a south facing view across countryside. The plot extends to over half an acre (0.55 acres approximately).

At the front of the property a timber gate gives access to a

pathway leading to front door, outside light. There is a portion of front garden laid to flowerbed, enclosed by natural stone walls and wrought iron railings, rainwater harvesting butt. Steps lead down to door leading to the

CELLAR: The cellar consists of an entry area and two rooms. Entry area: 9'8 maximum x 5'7 maximum. Door leads to Room two: 14'1 maximum x 9'5 maximum. Light and power connected, window to the front, electric night storage heater. Further door leads to Room three: 9'4 maximum x 6'8 maximum. Light and power connected, window to the front.

The cellar sits under the bathroom and kitchen and has scope to convert to a further bathroom or further ancillary accommodation (subject to the necessary planning permission).

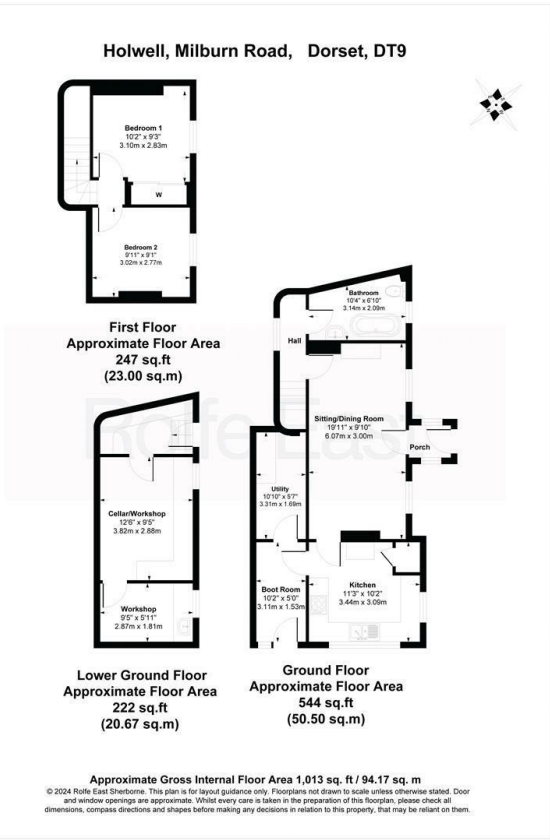
Double timber gates on the western side of the property give vehicular access to an enclosed private driveway providing off road parking for one car. There is further driveway parking on the access road for two cars.

The main gardens are at the side and rear of the property. The side garden consists of a patio, large fishpond, a variety of vegetable gardens, greenhouse with light and power connected, rainwater harvesting butt, outside lighting, outside tap.

Steps rise from the side patio area to the main garden at the rear of the house. The rear garden is laid mainly to lawn and enclosed by mature hedges, a variety of mature trees including apples trees, eucalyptus tree, palm tree, timber garden shed, timber summer house, another inset fishpond, timber pergola seating area, further timber shed and polytunnel.







Directions

Viewings

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

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