

Rolfe East



Sandford Orcas Road, Sandford Orcas, DT9 4RT

Guide Price £299,950

- PERIOD NATURAL STONE SEMI-DETACHED COTTAGE BOASTING LOVELY VIEWS!
- CHOICE ELEVATED HILLSIDE LOCATION WITH VIEWS OF WOODLAND AND VALLEY.
- ELECTRIC HEATING AND LOG BURNING STOVE.
- VERY SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON.
- LARGE GARDEN AND PLOT EXTENDING TO A QUARTER OF AN ACRE / DRIVEWAY PARKING.
- SCOPE TO EXTEND, REDEVELOP AND BUILD, SUBJECT TO PLANNING PERMISSION.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- POTENTIAL BUILDING PLOT FOR DETACHED DWELLING (STPP).
- THREE DOUBLE BEDROOMS.
- WALKING DISTANCE OF POPULAR VILLAGE PUB.

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

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

4 Hillside Cottages Sandford Orcas Road, Sandford Orcas DT9 4RT

NO FURTHER CHAIN. '4 Hillside Cottages' is an attractive, period, natural stone, semi-detached cottage set in a sought-after village centre address within walking distance to the popular village pub and surrounding countryside. The cottage is a very short drive to the historic centre of Sherborne town and the mainline railway station to London Waterloo. The cottage stands in a substantial plot and gardens extending to nearly a quarter of an acre. The cottage is in an elevated hillside position boasting some lovely views over the valley and surrounding countryside. There is ample off road driveway parking. The property is enviably free from the restrictions of Grade II listing and offers tremendous scope for extension, redevelopment and further build, subject to the necessary planning consent. The cottage requires updating but benefits from electric heating and a log burning stove. The existing accommodation comprises entrance hall, kitchen / breakfast room, sitting room, rear lobby and ground floor bathroom. On the first floor, there is a landing area and three double bedrooms enjoying some lovely views. There are excellent village and country lane walks from the front door - ideal as you do not need to put the kids or the dogs in the car! The cottage is also a short walking distance to the popular village pub. The property is a very short drive to the centre of the historic town of Sherborne 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 the 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. NO FURTHER CHAIN.



Council Tax Band: C



Front door leads to entrance hall. Cottage latch door leads to

SITTING ROOM: 15'10 maximum x 11'11 maximum. uPVC double glazed window to the front with woodland views. Fireplace recess with cast iron log burning stove, electric night storage heater. Latch door leads to

KITCHEN / DINING ROOM: 15'3 maximum x 10'2 maximum. Flagstone floors, uPVC double glazed window to the rear garden, stainless steel sink bowl and drainer unit, a range of fitted cupboards, space and plumbing for washing machine, space for electric cooker, electric night storage heater, door leads to understairs storage cupboard.

Latch door leads to SIDE LOBBY: 6'9 maximum x 3'5 maximum. uPVC double glazed door to the side. Glazed door from the side lobby leads to

GROUND FLOOR BATHROOM: 8'1 maximum x 5'8 maximum. A fitted suite comprising low level WC, panel bath with glazed shower screen, wall mounted electric shower, tiled surrounds, uPVC double glazed window to the side, wall mounted electric heater.

Latch door from the sitting room gives access to stairwell rising to LANDING AREA: Electric night storage heater, ceiling hatch to loft storage space. Latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 15'4 maximum x 10'4 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the main rear garden, exposed floorboards, electric night storage heater.

BEDROOM TWO: 12'1 maximum x 9'1 maximum. A second double bedroom, uPVC double glazed window to the front enjoying views across woodland, electric night storage heater.

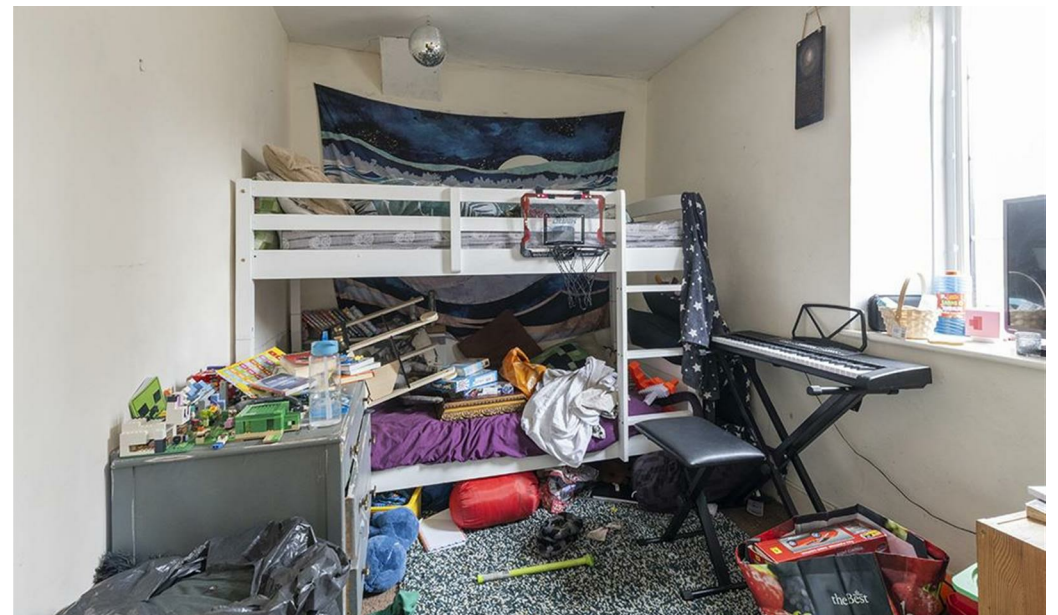
BEDROOM THREE: 12' maximum x 7'6 maximum. uPVC double glazed window to the side.

OUTSIDE:

The gardens and plot total approximately a quarter of an acre (0.25 acres approximately).

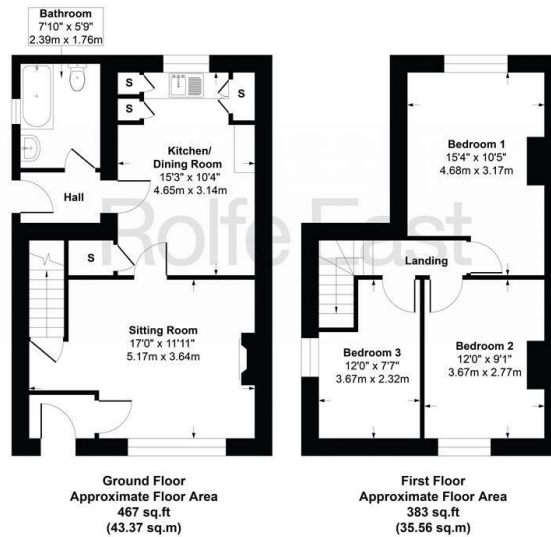
At the front of the property path and steps lead to the front door. Timber side gate leads to side garden area laid to paving, outside light. Attached stone outbuilding. The huge rear garden is laid mainly to lawn and terraced, a variety of well stocked flowerbeds and borders. Timber garden shed.

PLEASE NOTE: A further portion of garden with five bar gate giving vehicular access from Shiller's Lane lane, providing development potential and potential building plot for separate dwelling (subject to the necessary planning permission). The owners of Number 5 Hillside Cottages have a vehicular access right of way across the top of the land at Number 4.

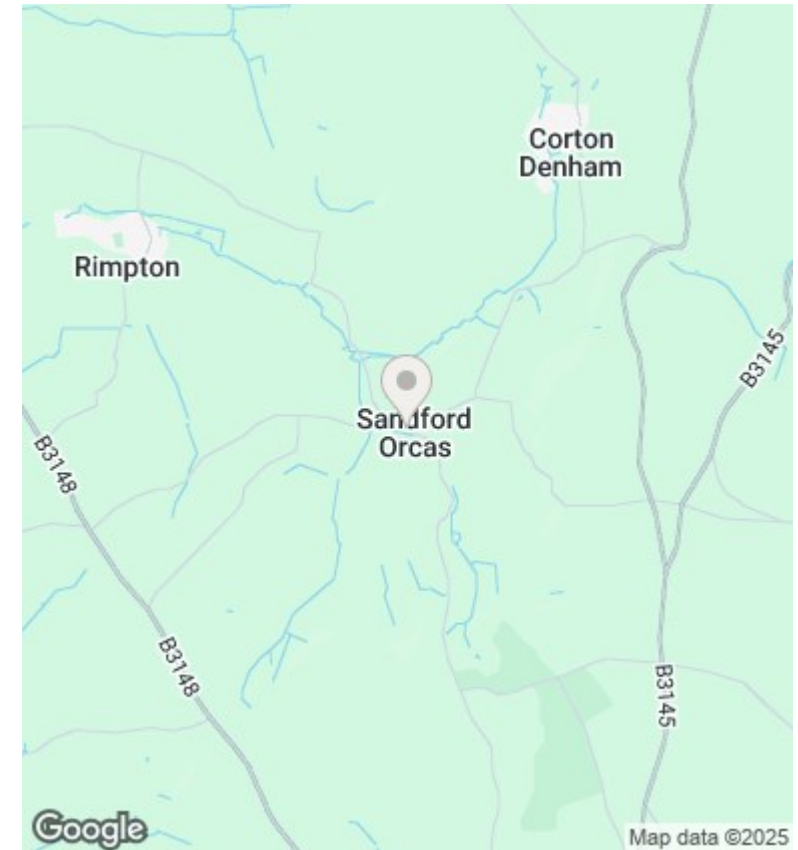




Hillside Cottages, Sandford Orcas, Dorset



Approximate Gross Internal Floor Area 850 sq. ft / 78.93 sq. m
 © 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



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		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC