

Rolfe East



Fairmont Terrace, Sherborne, DT9 3JS

Guide Price £269,500

- 2/3 BEDROOM MID TERRACE CHARACTER COTTAGE.
- ELEGANT CEILINGS HEIGHTS, PERIOD MOULDINGS AND CAST IRON FIREPLACE.
- FLEXIBLE ACCOMMODATION.
- THIS PRETTY PROPERTY MUST BE VIEWED TO BE APPRECIATED!
- TOP 'TUCKED AWAY' ADDRESS NEAR SHERBORNE TOWN CENTRE.
- GAS FIRED RADIATOR CENTRAL HEATING.
- EXCELLENT RESIDENTIAL ADDRESS A SHORT WALK TO SHERBORNE TOWN CENTRE.
- TERRIFIC VIEWS OF SHERBORNE ABBEY, SHERBORNE CASTLE AND TOWN.
- SOUTH FACING PRIVATE FRONT GARDEN.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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Pear Tree Cottage, 11 Fairmont Terrace, Sherborne DT9 3JS

'11 Fairmont Terrace' is a pretty, period, terraced, natural stone and brick cottage situated in a top 'tucked away' address near the heart of the sought-after Dorset Abbey town of Sherborne. The property has a lovely, south facing garden at the front and attached outbuilding and courtyard at the rear. It is enviably free from the restrictions of Grade II listing and offers great scope for further extension at the rear, subject to the necessary planning permission. This quaint property retains many appealing, original character features including elegant ceiling heights, picture rails and mouldings, original sash windows, cast iron fireplace surrounds and a cast iron multi-fuel stove. It also boasts extensive, south-facing views over Sherborne town to hills and countryside beyond at the front from the first and second floors. These views incorporate Sherborne Abbey and the new Castle. The property is enhanced by gas fired radiator central heating with a new boiler added in 2019. There is some double glazing. The well-arranged, deceptively spacious accommodation boasts good levels of natural light via large feature windows and comprises sitting room, dining room, kitchen and attached boiler room. On the first floor is a landing, one generous double bedroom, second room which could be used as an occasional double bedroom or study with first floor family bathroom off and staircase rising to the second floor. On the second floor is a large double bedroom enjoying fantastic views. It is only a short walk to the prestigious, 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 also has good access 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. MUST BE VIEWED!



Council Tax Band: B



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.

Paved pathway to storm porch with outside light. Glazed and panel front door leads to

SITTING ROOM: 11'11 maximum x 11'7 maximum. A beautifully presented main reception room enjoying excellent ceiling heights, period feature sash window to the front overlooking the main garden and enjoying a sunny southerly aspect, fireplace recess with cast iron log burning stove, paved hearth, moulded skirting boards and architraves, radiator, fireside fitted cupboard and bookshelves, TV aerial attachment. Large entrance leads from the sitting room through to the dining room providing a full through-measurement of 24'7 maximum.

DINING ROOM: 12' maximum x 13'4 maximum. A useful second reception room area enjoying excellent ceiling heights, feature period style uPVC double glazed sash window to the rear, radiator, feature fireplace recess. Panel door leads to shelved storage cupboard space. Glazed and panel door from dining room leads to the

KITCHEN: 8'7 maximum x 7'2 maximum. A range of fitted cottage-style panelled kitchen units comprising solid beech butchers block worksurface, ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, space and point for electric oven, space for under counter fridge, radiator, quarry tiled floor, a range of matching wall mounted cupboards with wall mounted cooker hood extractor fan, uPVC double glazed window to the side, radiator, double glazed and panel door to the side.

Staircase rises from the dining room area to the first floor. First floor landing, moulded skirting boards and architraves. Pine panel doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 12' maximum x 10'5 maximum. A generous double bedroom, excellent ceiling heights, moulded skirting boards and architraves, double panel doors lead to wardrobe fitted cupboard space, cast iron period fire surround, period sash window to the front enjoys a sunny southerly aspect with views across Sherborne to countryside beyond.

LANDING OFFICE AREA: 10'2 maximum x 9'9 maximum. Staircase rises from bedroom two, internal window to the landing, painted panelling, period sash window to the rear, radiator with radiator decorative cover. Door leads to fitted wardrobe cupboard space. Latch door leads to

FAMILY BATHROOM: 8'2 maximum x 5'6 maximum. A modern white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas, shower rail and wall mounted mains shower over the bath, heated towel rail, extractor fan.

Staircase rises to the second floor. Door leads to

BEDROOM TWO/ ATTIC ROOM: 12'2 maximum x 16'8 maximum. A generous double room, uPVC double glazed window to the front, enjoys sunny south facing views across Sherborne town to fields beyond, views include Sherborne castle and Sherborne Abby, chimney breast feature, moulded skirting boards and architraves, radiator, door leads to eves storage cupboard space.

OUTSIDE:

The principal garden is situated at the front of the property and enjoys a sunny southerly aspect. It measures 21'7 in depth x 12'6 in width. The front garden is laid mainly to paving and boasts a variety of well stocked flowerbeds and borders, pathway leads to a timber storm porch with outside light, paved patio seating area underneath timber pergola. The front garden is enclosed by miniature walls and timber panel fencing, large, **DETACHED TIMBER STORAGE SHED: 10'2 Maximum x 5'11 Maximum**, light and power connected.

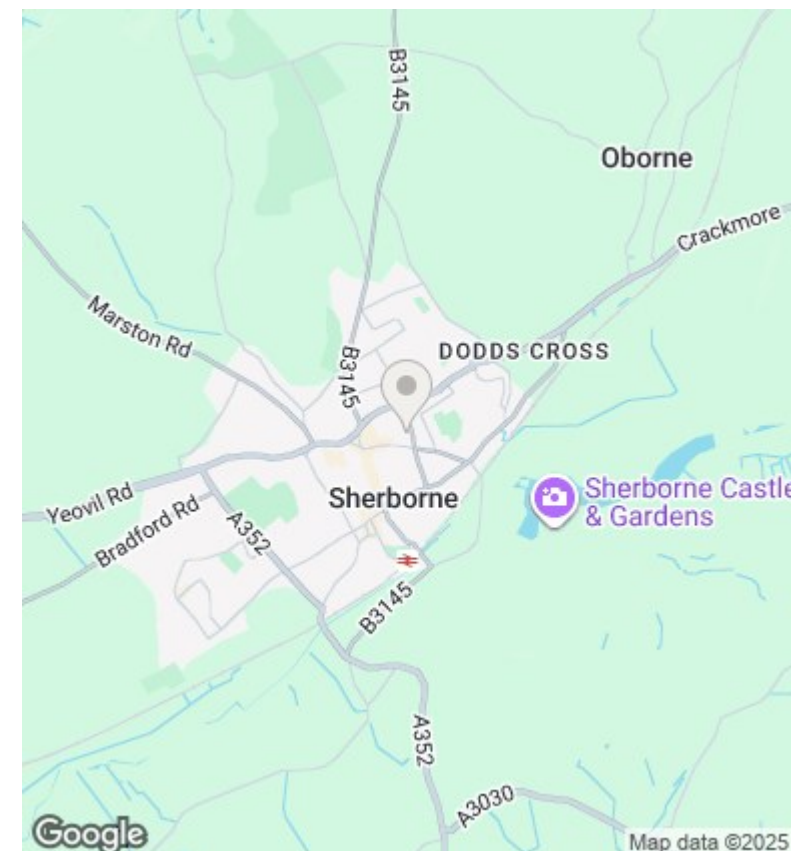
At the rear of the property there is a **COURTYARD GARDEN** measuring 11'6 in depth x 7'4 in width maximum. It is enclosed by timber panel fencing, outside light.

Latch door leads to **ATTACHED UTILITY ROOM: 5' maximum x 2'10 maximum**. Laminated worksurface, space and plumbing for washing machine, quarry tile floor, wall mounted Worchester Bosch gas fired boiler, light and power connected.

Timber gate from the rear courtyard leads to shared pathway at the rear.







Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC