

Rolfe East



South Street, Sherborne, DT9 3LT

Guide Price £375,000

- ATTRACTIVE NATURAL STONE EXCLUSIVE GRADE II LISTED TOWN HOUSE.
- ALLOCATED PARKING FOR ONE CAR IN SECURE GATED RESIDENTS AREA.
- MAINS GAS FIRED UNDERFLOOR HEATING ON BOTH FLOORS.
- NO FURTHER CHAIN.
- EXCELLENT RESIDENTIAL ADDRESS IN THE BEATING HEART OF THE TOWN CENTRE.
- TWO DOUBLE BEDROOMS.
- PARTIAL BESPOKE DOUBLE GLAZING.
- VERY SHORT LEVEL WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.
- CONTEMPORARY OPEN-PLAN GROUND FLOOR LIVING SPACE.
- VERY SHORT WALK TO THE HISTORIC TOWN CENTRE AND AMENITIES.

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

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

3 Ludbourne Hall South Street, Sherborne DT9 3LT

NO CHAIN. '3 Ludbourne Hall' is a simply stunning, natural stone, 'halls adjoining', terraced house situated in, arguably, the best address in Sherborne – South Street. The property is one of a very select, high quality development of Grade II listed townhouses and apartments in the centre of town, a short level walk to the mainline railway station to London Waterloo. The property is constructed of natural stone elevations under a slate roof and is finished to a high standard. This amazing, unique home has a private courtyard garden at the rear enjoying an easterly aspect – ideal for morning coffee. There is secure, gated parking for one car at the rear. There are excellent country walks from nearby the front doorstep at Purlieu Meadows, the two Sherborne castles and the terraces – ideal as you do not have to put the grandchildren or the dogs in the car! It offers an eclectic blend of period character features and modern open-plan living. The accommodation extends to 925 square feet and offers contemporary, sociable open plan living space. It is heated by mains gas fired under floor heating on both floors. There are period-style bespoke windows on the front and double glazed windows on the rear. The property is full of character features including excellent ceiling heights. There are oak floors and fitted plantation shutters. The well laid out accommodation enjoys excellent levels of natural light from a sunny west-to-east aspect. It comprises entrance reception hall, large open plan sitting room / kitchen area, utility room cupboard and ground floor WC. Stairs rise to a large first floor landing area, master double bedroom with Juliet balcony, second generous double bedroom and a luxury family bathroom. It is a very short walk to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools.



Council Tax Band: D



The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. The property is a very short, level walk to this station. 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.

Communal wrought iron gate leads to communal oak front door, leading to communal hall. Private solid oak double glazed front door leads to

ENTRANCE RECEPTION HALL: 14'7 maximum x 4'1 maximum. A useful greeting area providing a heart to the home, sash window to the front with fitted plantation shutters, oak flooring, moulded skirting boards and architraves, inset ceiling lighting, telephone point. Oak doors lead to large storage cupboard space with light and power connected.

CLOAKROOM / WC: Fitted low level WC, wash basin over storage cupboard, tiling to splash prone areas and floor, extractor fan.

UTILITY ROOM: 4'2 maximum x 7'9 maximum. Fitted units comprising, laminated worksurface, tiled surrounds, stainless steel sink bowl with mixer tap over, fitted cupboards under, wall mounted cupboards, stone floor tiles, space and plumbing for washing machine and tumble dryer, inset ceiling lighting.

Oak glazed door from the entrance reception hall leads to the

MAIN OPEN-PLAN LIVING AREA: 21'9 maximum x 16'7 maximum. A simply superb contemporary open-plan living space split into

three zones.

Kitchen area: A range of modern fitted kitchen units comprising quartz worksurface, inset ceramic one and a half sink bowl and drainer unit, Quooker instant hot water tap, drawers and cupboards under, fitted water softener, built-in eye-level Bosch electric oven with microwave grill and plate warming drawer, a range of fitted wall mounted cupboards, fitted American-style fridge freezer, large island unit with solid quartz worksurface, induction electric Bosch hob, fitted Neff retractable extractor fan, a range of pan drawers and cupboards under, recycling unit, fitted wine rack, oak flooring, moulded skirting boards and architraves.

Sitting room area: Oak floors, fitted air conditioning unit, powder coated aluminium double glazed window to the rear overlooks the rear courtyard garden, TV point, telephone point.

Dining room area: Inset feature ceiling lighting, powder coated double glazed French double doors open onto the rear courtyard garden, fitted plantation shutters, oak flooring, inset ceiling lighting, moulded skirting boards and architraves.

Staircase rises from the kitchen area to the first-floor landing, excellent ceiling heights, double glazed Velux ceiling window to the side. Doors lead to fitted storage cupboards. Oak door leads to cupboard housing Worcester Bosch combination mains gas fired boiler. Further oak door leads to shelved airing cupboard. Double oak doors lead to fitted wardrobe cupboard space. Oak doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 15'7 maximum x 11'4 maximum. A generous double bedroom with excellent ceiling heights, two powder coated aluminium double glazed windows to the rear, fitted plantation

shutters, double powder coated aluminium double-glazed French doors open to Juliet balcony with fitted plantation shutters, fitted air conditioning unit, moulded skirting boards and architraves.

BEDROOM TWO: 11'9 maximum x 7'10 maximum. A second double bedroom, two period-style sash windows to the front with fitted plantation shutters, moulded skirting boards and architraves.

FAMILY BATHROOM: 8'7 maximum x 6'6 maximum. A modern luxury suite comprising fitted wash basin over storage cupboard unit with mixer tap over, low level WC, free standing bath with chrome shower tap arrangement over, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, tiled floor, extractor fan, double glazed Velux ceiling window to the side, chrome heated towel rail and shaver point, Vitra automatic bidet WC.

OUTSIDE:

A shared wrought iron front gate gives access to a storm porch. There is a portion of small front garden laid to paving enclosed by natural stone walls and period style wrought iron railings.

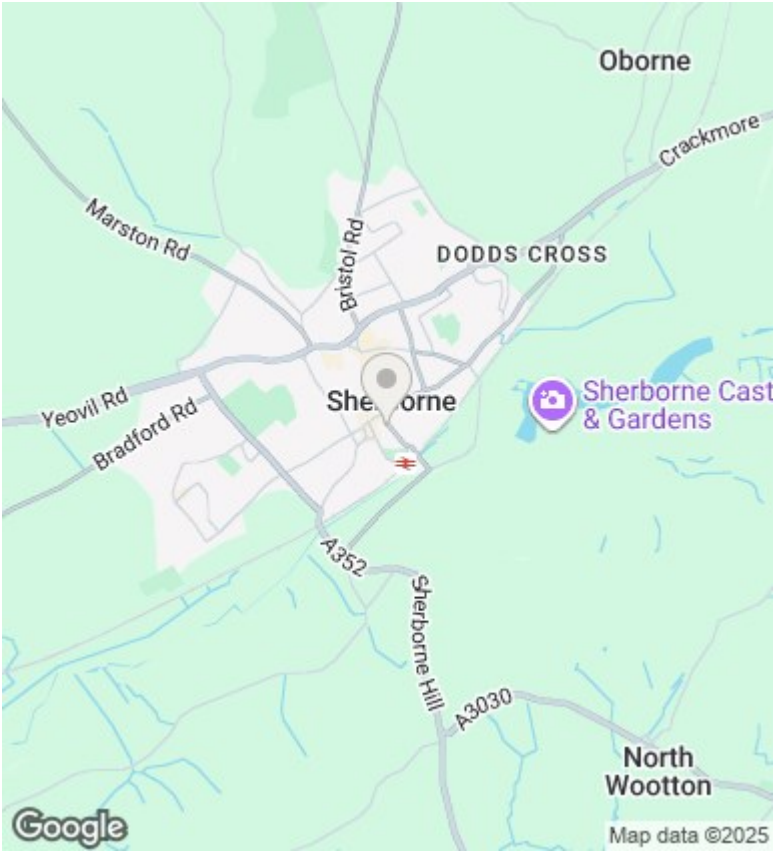
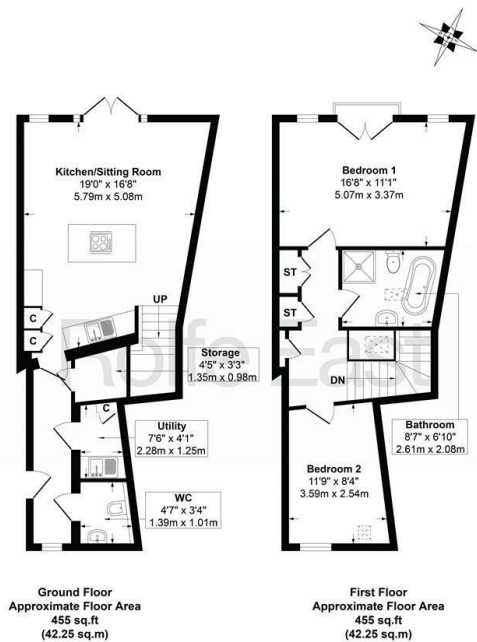
The **MAIN COURTYARD GARDEN** is at the rear of the property and measures 15' in width x 9'3 in depth. It is level and laid to stone paved patio, outside lighting, outside tap, area to store recycling containers and wheelie bins.

Gate gives access to the **RESIDENTS PARKING AREA** at the rear. This property comes with **ONE ALLOCATED PARKING SPACE** in a secure gated residents parking area.





Ludbourne Hall, South Street, Sherborne, Dorset, DT9



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		92
(81-91) B	81	
(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