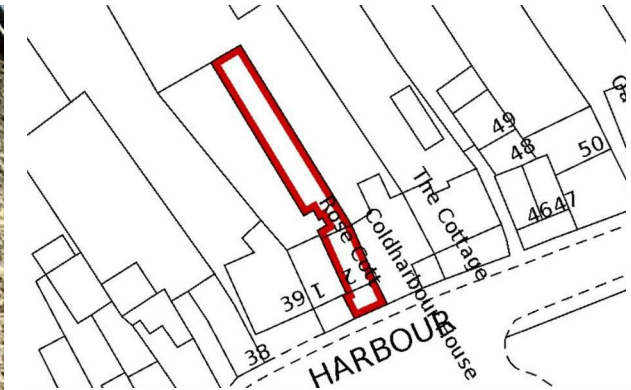


# Rolfe East



## Coldharbour, Sherborne, DT9 4HE

Guide Price £200,000

- NO CHAIN! PRETTY PERIOD NATURAL STONE TERRACED CHARACTER COTTAGE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SCOPE TO EXTEND (subject to the necessary planning permission).
- DOG WALKS NEARBY AT THE QUARR NATURE RESERVE AND PURLEIU MEADOW ETC.
- HUGE, PRIVATE 96' REAR GARDEN WITH OUTBUILDING.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- COTTAGE REQUIRES UPGRADING.
- INGLENOOK FIREPLACE, LOG BURNER, FLAGSTONE FLOOR, BEAMS AND WINDOW SEATS.
- GENEROUS FRONT GARDEN GIVING GOOD DEPTH FROM THE ROAD.
- SHORT WALK TO HISTORIC SHERBORNE TOWN AND RAILWAY STATION TO LONDON.

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## 2 Rose Cottages Coldharbour, Sherborne DT9 4HE

NO FURTHER CHAIN! '2 Rose Cottages' is a pretty, natural stone, period, terraced cottage situated in a delightful address only a short walk to Sherborne town centre and mainline railway station to London Waterloo. The property requires improvement but boasts a wealth of period character features including Inglenook fireplace with cast iron log burning stove, flagstone floor, exposed beams, window seats and stone elevations. The cottage is enviably free from the restrictions of Grade II listing and boasts scope for extension (subject to the necessary planning permission). It boasts uPVC double glazing and mains gas fired radiator central heating. The cottage is enhanced by a huge, 96' delightful, private, enclosed rear garden with outbuilding measuring 13"11 maximum x 8"10 maximum. There is free, unrestricted street parking in the road opposite the cottage. This great property boasts well-arranged accommodation enjoying good levels of natural light from a sunny southerly aspect at the front. It comprises sitting room and open-plan kitchen dining room. On the first floor there is a landing area, two generous bedrooms and a family shower room (formerly incorporating a bath). There are superb rural walks from nearby the front door at The Quarr Nature Reserve, Purlieu Meadows and the Sherborne Castles. The cottage is only a short walk to the sought-after, historic town centre 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. This property is ideal for aspiring couples looking for the ideal Sherborne home, London buyers looking for somewhere pleasant to settle in this exceptional area. It also may appeal to the pied-a-terre market, holiday or residential letting market from cash buyers linked with the local schools.



Council Tax Band: B



Wrought iron gate, paved pathway leads to front porch. uPVC double glazed front door leads to sitting room.

Sitting Room - 14'5 maximum x 12'5 maximum.

A beautiful main reception room with period character including Inglenook fireplace, cast iron log burning stove, shelved fireside recess with stone arch. uPVC double glazed window to the front enjoying a sunny southerly aspect, fitted window seat, stone floor, radiator, exposed beams, telephone point. Natural stone archway gives access to the kitchen/ breakfast room.

Kitchen Breakfast Room - 11'5 maximum x 13'2 maximum.

A range of fitted kitchen units comprising laminated work surface, decorative tiled surrounds, inset ceramic sink bowl, drainer, mixer tap. Inset gas stainless steel hob with stainless steel electric oven under. A range of storage space under, space and plumbing for washing machine, space for fridge/freezer. uPVC doubled window to the rear, radiator, uPVC double glazed door leads to the rear garden. Door leads to shelved downstairs larder cupboard space. Entrance from the kitchen gives access to stairwell rising to the first floor.

First floor landing, doors lead off to the first-floor rooms.

Bedroom one 11'10 maximum x 13'9 maximum.

A generous double bedroom with excellent ceiling heights, recess provides hanging space. Exposed floorboards, radiator, uPVC double glazed window to the front enjoying a southerly aspect, telephone point, ceiling hatch to loft storage space, loft houses gas fired combination boiler.

Bedroom two 7' maximum x 8'2 maximum.

uPVC double glazed window to the rear overlooks the rear garden,

radiator, wardrobe recess storage space, painted period panelling.

First-floor family shower room 7'2 maximum x 5'6 maximum.

A white suite comprising pedestal wash basin, low level w.c. Walk-in glazed shower cubicle with wall mounted electric shower over. uPVC double glazed window to the rear, wall mounted electric heater, chrome heated towel rail.

Outside at the front of the property, there is a generous garden giving a depth from the pavement of 12' width by 15'8 maximum. Front garden is laid mainly to flowerbed, enclosed by natural stone walls. Area to store recycling containers and wheelie bins. Paved pathway leads to storm porch.

Rear garden measuring 96' in length x 14' in width. This generous rear garden enclosed by timber fencing. The garden is laid mainly to flowerbed and boasts a variety of shrubs and plants.

Outbuilding 13'11 maximum x 8'10 maximum.

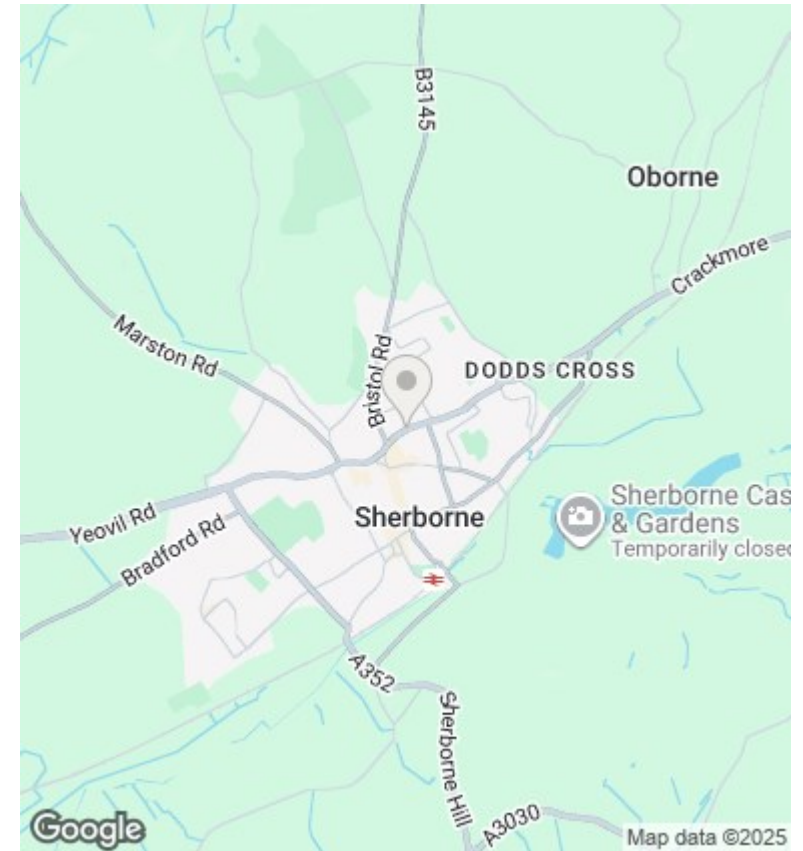




Coldharbour, Sherborne, Dorset, DT9



Approximate Gross Internal Floor Area 782 sq. ft / 72.67 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

B

| Energy Efficiency Rating                    |           |                                                                                                                  |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                        |
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           | <b>88</b>                                                                                                        |
| (81-91) <b>B</b>                            |           |                                                                                                                  |
| (69-80) <b>C</b>                            | <b>71</b> |                                                                                                                  |
| (55-68) <b>D</b>                            |           |                                                                                                                  |
| (39-54) <b>E</b>                            |           |                                                                                                                  |
| (21-38) <b>F</b>                            |           |                                                                                                                  |
| (1-20) <b>G</b>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |