



GILYARD  
SCARTH

The Old School House, Stowell, Nr. Sherborne, Dorset DT9 4PD  
Guide Price £435,000

# **A most attractive former school dating back to the mid 19<sup>th</sup> century occupying a peaceful position in the centre of a favoured village surrounded by rolling countryside.**

- A fine detached residence
- Dating back to early Victorian times
- Porch
- Hall
- Shower room/cloakroom
- Sitting room
- Dining room
- Kitchen
- Utility room
- Master bedroom with.....
- Shower room en suite
- Three further bedrooms
- Bathroom and WC
- Oil fired central heating
- Double glazing
- Parking on-site
- Detached garage
- Well stocked gardens





### Situation

The Old School House occupies a peaceful position in the centre of Stowell one of the most favoured settlements in the area surrounded by rolling countryside. Local facilities are available at Charlton Horethorne with a primary school, parish church, village stores, post office and inn/restaurant. A wider range of facilities are available in Milborne Port including various shops, two inns, a primary school, garage and filling station, and a social club. The old Abbey town of Sherborne is within 5 miles with two large supermarkets (Waitrose and Sainsbury's), specialist shops, well known schools and many cultural facilities. Main line stations are at Sherborne and Templecombe.

### Description

The Old School House is a most attractive detached residence built in about 1840 of local stone elevations under a tiled roof. The former primary school was converted into residential use in 1990 and has been in the same ownership for the past 21 years. The well presented accommodation, in which both the reception rooms enjoy a southerly aspect, is described as follows:

**Ground Floor:** entrance porch, **hall**, tiled **shower room/cloakroom** with shower cubicle, vanity unit with mirror splashback and low level WC, L-shaped **dining room** with polished wood floor, **sitting room** with fireplace with LPG stove, **kitchen** fitted with worksurfaces incorporating stainless steel sink unit, drawers, cupboards and Bosch dishwasher beneath, tiled splashbacks, concealed lights and eight wall units above, matching Welsh dresser, Stoves double oven/grill, four ring Propane gas hob and extractor unit above, **utility room** worksurface with plumbing for washing machine beneath and four wall units above and fitted cupboard, oil fired boiler.

**First Floor:** **galleried landing** hatch to part boarded roof space with loft ladder, built-in shelved airing cupboard with lagged hot water cylinder, **double bedroom** with built-in hanging wardrobes and **shower room en suite** with shower cubicle, washbasin, low level WC, **two one further double bedroom** has built in wardrobes, **single bedroom** (used as a study), **bathroom** with panelled bath and shower attachment, pedestal basin and low level WC.

**Outside:** The Old School House is approached from the village via a double timber gate leading to the **on-site parking** area and **detached garage** of matching construction with up and over door, light and power. The **garden** which lies to the side of the house measures 45' x 35' and is arranged with level lawn and well stocked raised flower and shrub borders together with a timber **garden shed**.

**Services** Mains electricity and water are connected. Private drainage.

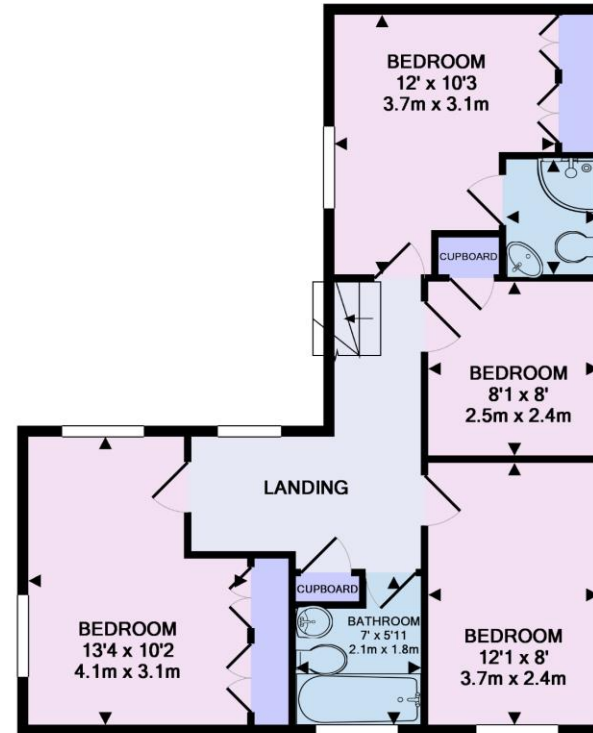
**Council Tax** Band E

**Energy Performance** Band D - 58

**Directions** From Sherborne proceed on the B3148 to Charlton Horethorne and on reaching the village turn right on to Milborne Port Road. Continue for a mile and a half and just before the railway bridge turn left signposted to Stowell. Continue on this road for one and half miles. On reaching the village continue on a bend round to the right and The Old School House will be found on the left (it has a red inset post box).



GROUND FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 576 SQ.FT.  
(53.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1252 SQ.FT. (116.3 SQ.M.)  
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**GILYARD  
SCARTH**

The Old Cycle Shop  
Long Street  
Sherborne, Dorset, DT9 3BS  
01935 817360  
sherborne@gilyards.co.uk  
www.gilyards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.