

# TOBERMORY

81 ACREMAN STREET • SHERBORNE • DORSET



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SHERBORNE • DORSET**

*A large recently renovated Sherborne town house with parking and a small garden situated a short walk from the Abbey and town centre*

Entrance hall • Drawing room • Sitting room • Study  
Kitchen/dining room • Utility room • Cloakroom

Master bedroom with en-suite bathroom • Guest bedroom suite  
3 Further bedrooms • Family bathroom • Shower room

Garden store • Parking (3 cars)

Small garden with terrace

Sherborne (Waterloo 2½ hours)

Yeovil 5½ miles

Wincanton/A303 9 miles

Castle Cary (Paddington from 90 mins) 12 miles

Dorchester 18 miles

(Distances & times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.







## Tobermory

This superbly appointed unlisted townhouse has been completely renovated and restored to the highest standard with the utmost care in preserving its many architectural features. The property is constructed of stone elevations with two full height bay windows from the ground floor upwards forming dormers in the second floor space, together with a rendered and colour washed rear elevation, with a single storey rear addition all under a tiled roof with brick chimneys. The accommodation is extensive and is presented in excellent order, comprising: part-glazed front door into entrance hall accessing a drawing room and sitting room on either side both with open fireplaces with carved stone surrounds. Rear hall with back staircase rising and access to rear garden, doors into study and cloakroom. Kitchen/dining room with polished limestone

flooring, central island with polished quartz worktops inset with twin bowl sink, wall dresser, alcove with gas supply and space for AGA (not fitted), French windows onto rear terrace. Utility room with range of base units, door to terrace. First floor: master bedroom with original cast iron grate with marble mantle and steps down to en-suite bathroom with panelled bath, twin wash basins and separate shower cubicle. Guest bedroom with en-suite bathroom. Rear landing with access to a further double bedroom and family bathroom. Small boiler room with wall-mounted Viessmann gas-fired boiler and water softener. Second floor: Landing with access to large store room, two further double bedrooms (one with a walk-in dressing area) and a shower room.

## Garden

Steps lead up from the street to the front door with a tiled porch over. There is parking on one side of the house with space for 3 cars. The garden lies at the rear (SW) with a path from the parking area to a paved terrace – ideal for alfresco dining and entertaining, having direct access to the house. Steps lead up to a small area of raised lawn with a stocked border. There is an open-fronted stone store and the original coal bunker. The garden is fully walled for privacy and security.

## Situation & Amenities

Tobermory is located on Acreman Street which is a short walk from the centre of town. Sherborne provides a wide range of shops and facilities including both Waitrose and Sainsburys supermarkets, together with an historic Abbey and two Castles.



Sherborne has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School in Sherborne for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazlegrove and the Bruton schools.



There is a wide variety of shopping facilities in the town. Other towns within driving distance include the regional centre of Yeovil (5½ miles) and the county town of Dorchester (18 miles).



Sherborne, Yeovil, Dorchester, Weymouth and Poole all have excellent entertainment venues.



There are a number of bistro pubs and restaurants within the town and local area.



The A303 is accessed at Wincanton (9 miles), which provides a direct east/west route linking with the M3 to London.



Sherborne has a regular mainline service to London Waterloo taking about 2½ hours and there is a fast train service from Castle Cary (12 miles) to London Paddington, which takes from 90 minutes on the fast train.



Bournemouth, Bristol and Exeter Airports are all easily accessible offering connections within the UK, Europe and to other destinations.

## Services

Mains water, electricity, drainage and gas. Gas-fired central heating and gas pipe ready for AGA installation.

## Fixtures & Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Tenure

Freehold

## Council Tax

Band: F

## Local Authority

West Dorset District Council Tel: 01305 251010

## Directions (Postcode DT9 3PH)

From the A30 (approaching from the town) turn left onto Kitt Hill at the traffic lights and then enter Acreman Street. Continue for about 150 yards, passing the turn into Acreman Street car park. Tobermory will be found after a further 150 yards on the right.

## Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.



## Approximate Gross Internal Floor Area

309 sq m / 3330 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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