

Rowbarrow Cottage

Adber, Dorset

DT9





A modern stone family home with 9 acres in a private rural setting with wonderful views.



Sherborne 3 miles (Waterloo 2.25 hours), Yeovil 4.7 miles, Wincanton/A303 11.8 miles, Castle Cary station 10.9 miles (Paddington 90 minutes), Dorchester 21 miles, Bournemouth Airport 41.2 miles. (Distances & times approximate)



Situation

Rowbarrow Cottage is situated in an enviable rural setting near to the hamlet of Adber on the Dorset/Somerset border. The property is conveniently close to the Abbey town of Sherborne which has a wide range of shops, local businesses and facilities including both Waitrose & Sainsburys supermarkets. For wider needs larger towns within a reasonable driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles). There are excellent schools in the area from both state and independent sectors. Sherborne also has a direct service to Waterloo taking about 2.25 hours and there is a fast service from Castle Cary (12 miles) to Paddington taking about 90 minutes. For air travel Bournemouth, Bristol and Exeter Airports are all reasonably close by for UK and international destinations.



Rowbarrow Cottage

With beautiful countryside views and no near neighbours, Rowbarrow Cottage is a recently built family house. It has two reception rooms at the front including a good-sized sitting room with windows on three sides and a wood-burning stove. At the rear is an L-shaped kitchen/dining room and family room. The bedrooms are spread between the first and second floors and all look out over the surrounding countryside.

On the first floor are the principal bedroom with en suite bathroom, two further double bedrooms and family bathroom with two further double bedrooms and bathroom on the second floor.

Outside is a gravelled parking area beside the double garage with wrap-around lawned garden. There is potential to convert the first floor space above the garage for an office or gym. Beyond are a paddock with stable block and barn. In all 9.30 acres (3.76 hectares).

Tenure

Freehold.

Services

Mains water & electricity. Private drainage. Oil-fired central heating with ground floor underfloor heating.

Local Authority & Council Tax Band

Dorset Council
www.dorsetcouncil.gov.uk

Tax Band: G.

Directions (Postcode DT9 4SF)

From Sherborne head north west on Marston Road/B3148. After 2.8 miles turn left onto Rowbarrow Hill. The entrance to the driveway to the property will be found on the left after 0.3 mile.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
Main House: 229.9 sq m / 2,475 sq ft
Garage: 64.1 sq m / 690 sq ft
Outbuilding: 19.0 sq m / 204 sq ft (Excluding Barn)
Total: 313 sq m / 3,369 sq ft
Including Limited Use Area (12 sq m / 129 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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