



**Connells**

South Street  
Milborne Port Sherborne



## Property Description

Nestled in the heart of Milborne Port, this charming character cottage offers the perfect blend of village living and modern convenience. The property boasts a wonderful, expansive garden, a true highlight with its lush greenery, mature plants, vegetable patch, with a peaceful seating area - ideal for outdoor relaxation or entertaining.

Inside, the cottage features a versatile layout with three bedrooms. Upstairs, you'll find two well-proportioned bedrooms filled with natural light, alongside a well appointed shower room. Downstairs, there's a third bedroom that offers flexibility as a guest room or home office, conveniently located to an additional bathroom. The open plan living space offers plenty of light and a wood burning stove, adding warmth and charm to the home.

This delightful cottage is perfect for those seeking a tranquil retreat in the centre of Milborne Port, with the added benefit of a stunning garden and flexible living spaces across both floors.

Milborne Port is a village and civil parish in Somerset east of Sherborne, and in the South Somerset district. The village is surrounded by green fields and countryside. The village is fortunate to have all the main services which a village needs - shops, post office, doctors' surgery, primary school, library, churches, pubs, playing fields, children's play areas, as well as a good range of clubs and societies.

### Entrance Hall

Door to the front, telephone point and a cupboard.

### Lounge

22' 7" max x 16' 2" max ( 6.88m max x 4.93m max )

Double glazed windows to the front and rear, French doors to the side, fire place, tiled flooring with under floor heating, stairs to the first floor and a television aerial socket.

### Kitchen

12' 9" x 5' 9" ( 3.89m x 1.75m )

Double glazed windows to the rear, double glazed door to the conservatory, fitted kitchen with wall and base units, integrated double oven, gas hob, cooker hood, integrated fridge/freezer, stainless steel sink and drainer, plumbing for a washing machine and wall mounted boiler ( installed in 2023).

## Conservatory

13' 6" x 7' 8" ( 4.11m x 2.34m )

UPVC double glazed conservatory on a brick base, power and lighting.

## Inner Hall

Airing cupboard housing the hot water tank.

## Bedroom Three

10' 11" x 7' 2" plus recess ( 3.33m x 2.18m plus recess )

Double glazed window to the rear, built in wardrobe, radiator and a television aerial socket.

## Bathroom

6' 4" x 6' 4" ( 1.93m x 1.93m )

Double glazed window to the rear, bath with mixer taps and a shower over, WC, wash hand basin and a heated towel rail.

## Landing

Two double and one single eaves storage cupboards and a radiator.

## Bedroom One

11' 5" x 8' 5" ( 3.48m x 2.57m )

Double glazed window to the rear, radiator and access to the loft.

## Bedroom Two

11' 8" max x 9' 5" ( 3.56m max x 2.87m )

Double glazed window to the rear and a radiator.

## Bathroom

6' 8" x 5' 7" plus recess ( 2.03m x 1.70m plus recess )

Large double shower cubicle, WC, wash hand basin, heated towel rail, extractor fan and a large cupboard.

## Rear Garden

To the rear there is a fully enclosed garden which is mainly laid to lawn with a decked seating area, greenhouse, small shed, outside tap, flower bed borders, apple tree, access to the rear and storage area.

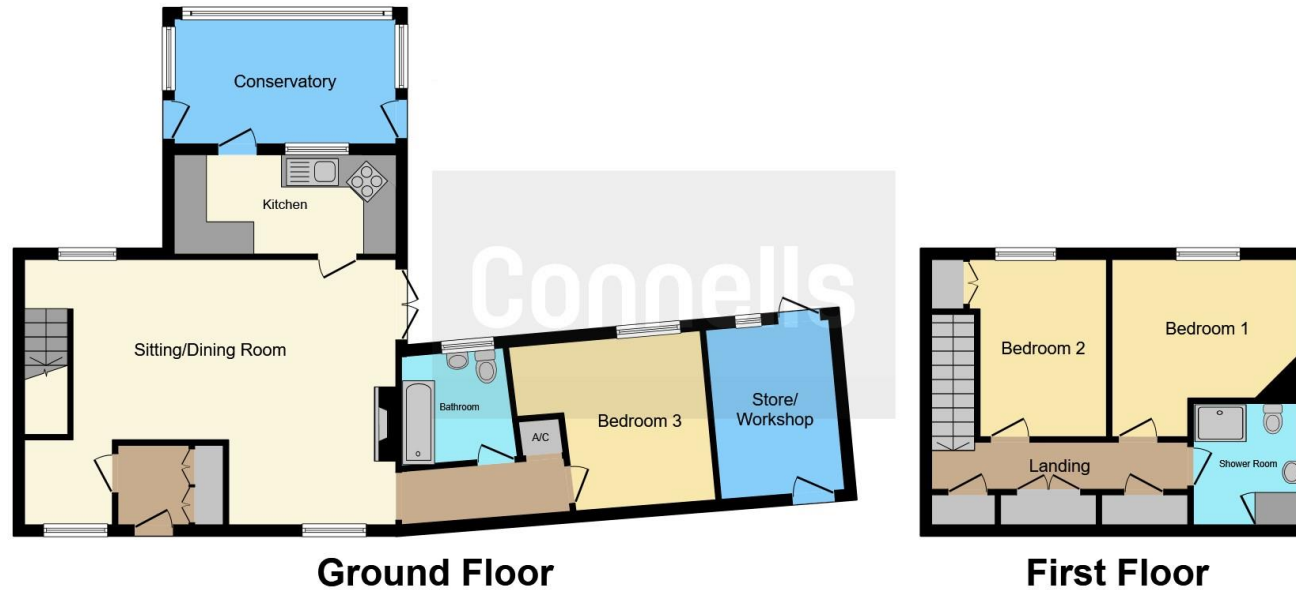
## Agents Note

The property comes with a shared access to the road through an entrance that once formed part of The Old Fire Station House (Grade II listed), offering a unique blend of history and convenience. This well-maintained access provides easy connectivity while retaining the charm and character of its historic origins.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: SHR305828 - 0005