



**Connells**

High Street  
Milborne Port SHERBORNE



### Property Description

Nestled in the picturesque village of Milborne Port, this charming three bedroom character cottage blends timeless appeal with modern comfort. The home features a spacious, welcoming living area with exposed beams and log burner, offering a perfect retreat for quiet evenings. The kitchen, rich with traditional touches, leads to the quaint utility room and downstairs cloakroom. From here, the home opens to a stunning private courtyard, a tranquil oasis for the end of the working day relaxation. Upstairs, three generous sized bedrooms offer plenty of natural light with some views over village rooftops. Situated in a peaceful yet vibrant village, this cottage is perfect for those seeking country charm with easy access to local amenities.

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.

### Lounge

13' 8" x 10' 9" ( 4.17m x 3.28m )

The front door of the property leads in to the lounge which has a front facing double glazed window with a window seat, entrance to the hall, open fireplace with a log burner, built in fitted shelving, exposed beam, laminate flooring, two fitted shelves, electric box with television aerial point

### Kitchen

10' 9" max x 10' 9" ( 3.28m max x 3.28m )

Double glazed window to the side, free standing kitchen, space for a fridge/freezer, electric cooker point and a radiator.

### Rear Hall

Stable door leading to the garden and a radiator.

### Utility Room

5' 2" x 4' 7" ( 1.57m x 1.40m )

Range of fitted units with sink and space and plumbing for washing machine.

### Cloakroom

4' 7" max x 4' 1" ( 1.40m max x 1.24m )

WC, wash hand basin, tiling to splash back and an extractor fan.

### Landing

Stairs to the second floor and recessed display shelves.

### Bedroom One

13' 8" max x 11' 9" max ( 4.17m max x 3.58m max )

Double glazed window to the front, fitted wardrobe, recessed bookcases and a radiator.

### Bathroom

11' 9" max x 9' 2" max ( 3.58m max x 2.79m max )

Double glazed window to the side, bath with mixer taps and shower attachment, WC, wash hand basin, radiator and a cupboard housing the boiler which is 15 months old.

### Second Floor Landing

Double glazed window to the side, telephone entry point, radiator. Ample space for study/office area.

### Bedroom Two

13' x 9' 2" ( 3.96m x 2.79m )

Double glazed window to the front, television aerial point and a radiator.

### Bedroom Three / Dressing Room

13' 6" x 6' 2" ( 4.11m x 1.88m )

Double glazed window to the rear and a radiator. Range of built in shelving and open wardrobes with spotlights.

### Upstairs Cloakroom

WC, wash hand basin with tiling to splash back and an extractor fan.

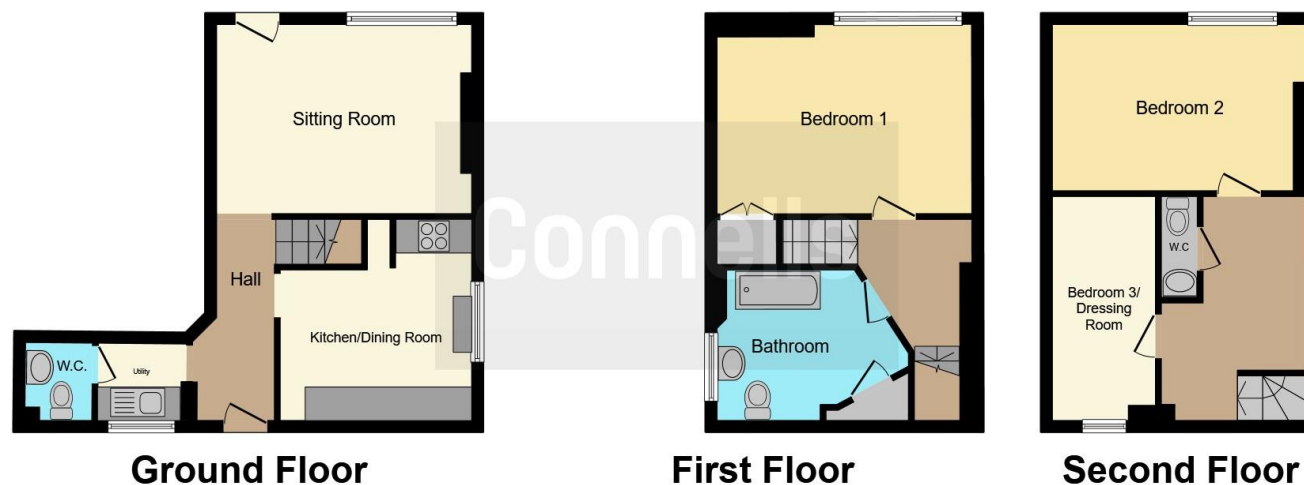
### Garden

Courtyard garden which is private and enclosed laid to gravel.









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**EPC Rating: D**

Tenure: Freehold

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Property Ref: SHR306124 - 0011