



## Little Westrow, Holwell, Sherborne, DT9 5LF

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- Rural location
- Hardflooring throughout downstairs
- Workshop with electric
- Neutral Decor throughout
- Sunny garden and decked area
- Dry log store

£1,650 Per Calendar Month



Available immediately for an initial 12 months with preference for a long let. Lovely family home located in a quiet rural location.

Entering through the entrance door leads into a large reception room which could be used as a lounge or dining room which has door to the second large reception and a double sided wood burning stove accessed by both reception rooms. There is a further third reception room that would be ideal as an office/study. The shaker style kitchen has a good range of cupboards and a double range oven and a useful walk in larder. Stairs from the second reception lead to the first floor complete with a family bathroom with bath and hand held shower, a master bedroom with en-suite shower room, and two further double bedrooms. Applicants should be aware that the property does have low ceilings downstairs and to mind their heads whilst entering and exiting the stairs.

Oil fired central heating

Rent £1650 per month / £380 per week

Holding deposit £380

Security Deposit £1900

No deposit option available via Reposit

Council Tax Band E

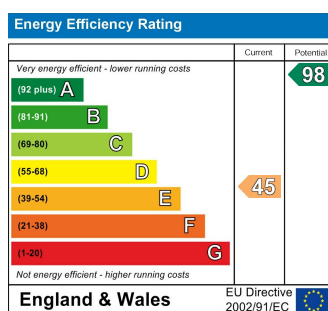
## SITUATION

Holwell is a delightful rural village situated approx. 5 miles south-east of Sherborne. There is a 15th Century church and many other historical monuments as well as a village hall and a Nursery school. Just half a mile away is the larger village of Bishops Caundle which has a shop, pub, primary school, church and petrol station. Holwell is about 15 minutes drive to Sherborne, a popular Abbey town with an excellent range of independent shops, cafes and restaurants, along with sports facilities connected to the schools. The local schooling is well regarded, be it independent with Sherborne Boys and Girls, the Prep or the local state school – The Gryphon. There is also an excellent choice of local nurseries and primary schools. There are direct trains from Sherborne to London Waterloo (2 hrs, 20 mins) and Exeter.

## OUTSIDE

The cottage is approached from the rear and has a large gravelled car parking area together with a grassed area planted with apple trees. The gravel pathway leads to the entrance door with open porch. There is access to the lockable dry wood store. The front of Cottage is laid to lawn with the boundary planted with mature hedging and shrubs. There is a raised covered well, a decking area complete with fig tree and access to the workshop with electric and housing for the boiler.

What3Words//barbarian.pool.reservoir Enter the Drove from the East. After approx 1/3 mile turn right into driveway that is marked by concrete apron and sign posted Westrow House deliveries, Westrow Cottages and EVRO publishing. Go up the drive and after a few yards take the left-hand fork., entrance to Little Westrow is the next track on the right, the wooden 5 bar gate will be opened to pull up on the gravel parking space.



Office/Neg/Date



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