



Rock House



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Melbury Osmond, Dorchester, Dorset, DT2 0LS

Yeovil 7 miles. Sherborne 9 miles. Dorchester 15 miles.

A charming and deceptively spacious three bedroom semi-detached cottage, occupying a corner plot with delightful courtyard garden and garage. EPC Band E

- Sought after conservation village
- Two reception rooms
- Three double bedrooms
- Private courtyard garden
- Freehold
- Hall, laundry and cloakroom
- Kitchen/dining room
- Family bathroom
- Garage
- Council tax band D

Guide Price £450,000

SITUATION

Rock House is situated within this sought after conservation village towards the end of a no-through road. The village benefits from a church, village hall and adjoining playing fields. The nearby village of Yetminster is within 3 miles with it's village shop, doctors' surgery, post office, as well as a primary school. For day-to-day needs Yeovil is within 7 miles where an excellent range of shopping, recreational and scholastic facilities can be found, together with a mainline rail to Exeter and London Waterloo. Sherborne is within 9 miles and Dorchester 15 miles, beyond which is easy access to the Jurassic coastline.

DESCRIPTION

Rock House is a most attractive three bedroom semi-detached house occupying a corner position within this favoured village. It is constructed principally of stone with some rendered and colour washed exterior elevations and is set beneath a tiled roof. Within the past five years, the property has benefitted from new uPVC double glazed window and doors, together with a oil fired central heating system with external boiler and new bunded oil tank. The property offers a wealth of character features associated with a house of its age, including some exposed beams, stonework and wonderful bay windows on both the ground and first floor. The accommodation is spacious with a good size hallway, laundry area, cloakroom, two reception rooms and a spacious kitchen/dining room all on the ground floor. On the first floor, three double bedrooms and a bathroom.

Outside there is a delightful private courtyard to rear and an attached garage with a boarded loft over with window.



ACCOMMODATION

Attractive entrance porch with uPVC door to the entrance hallway with decorative quarry tiled flooring and staircase rising to the first floor with cupboard under. Stained glass window to rear, exposed brick and timber arch, leading through to the rear hall with uPVC door to courtyard, laundry area and cloakroom with low level WC and wash hand basin. The sitting room enjoys a wonderful bay window, incorporating three windows and a further window to front. Exposed stonework to one wall with an inset open fire, with copper canopy over and tiled hearth. Dining room benefitting from recessed fitted shelving, pine floorboards, window to side and trap access to the roof void. Kitchen/dining room enjoys windows on three aspects including a bay window to front. The kitchen is comprehensively fitted and comprises; single drainer stainless steel sink with mixer tap over, adjoining worktops with a range of floor and wall mounted cupboards and drawers, Hotpoint ceramic hob and electric double oven and grill. Dining area with two pine cupboards and shelving, exposed beam and two wall light points.

Landing with stained glass window to rear and study area with window to front, exposed stonework to one wall including pine panelling and shelving, along with trap access to the roof void. Bedroom one with delightful corner bay window and further window to front. Bathroom comprising enamelled bath with shower over, corner shower cubicle, low level WC and pedestal wash hand basin, heated towel rail. Bedroom two with feature bay window to front and further window to front, storage cupboard over the doorway. Bedroom three with window to rear, range of fitted wardrobes, together with overhead storage, over door storage and part sloping ceilings.

OUTSIDE

Situated off the side lane can be found a parking space for one car and access to the garage, approached through a metal up and over door, with a concrete floor and electric light. Window to side and door leading to the courtyard, together with first floor boarded loft with window to side.

The courtyard is fully paved and is on two levels with attractive flower and shrub borders, together with a fine selection of trees including Fig and Bay, as well as a selection of Roses. It is an ideal space for outdoor entertaining due to its privacy. There is also an external Worcester oil fired boiler and oil tank.

VIEWINGS

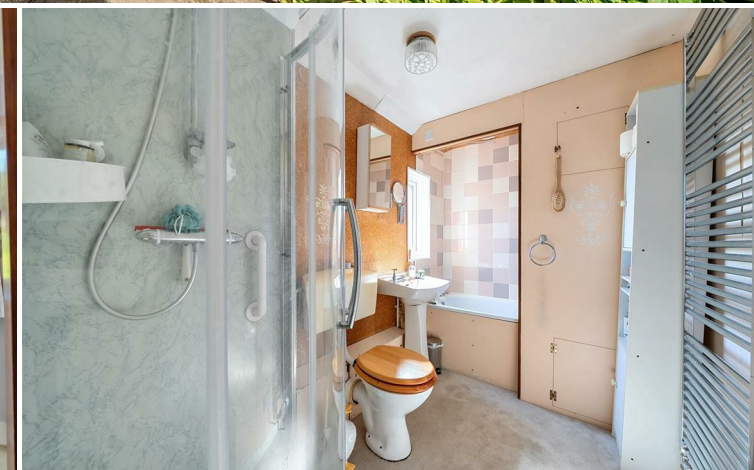
Strictly by appointment through the vendors selling agent. Stags, Yeovil office, telephone 01935 475000.

SERVICES

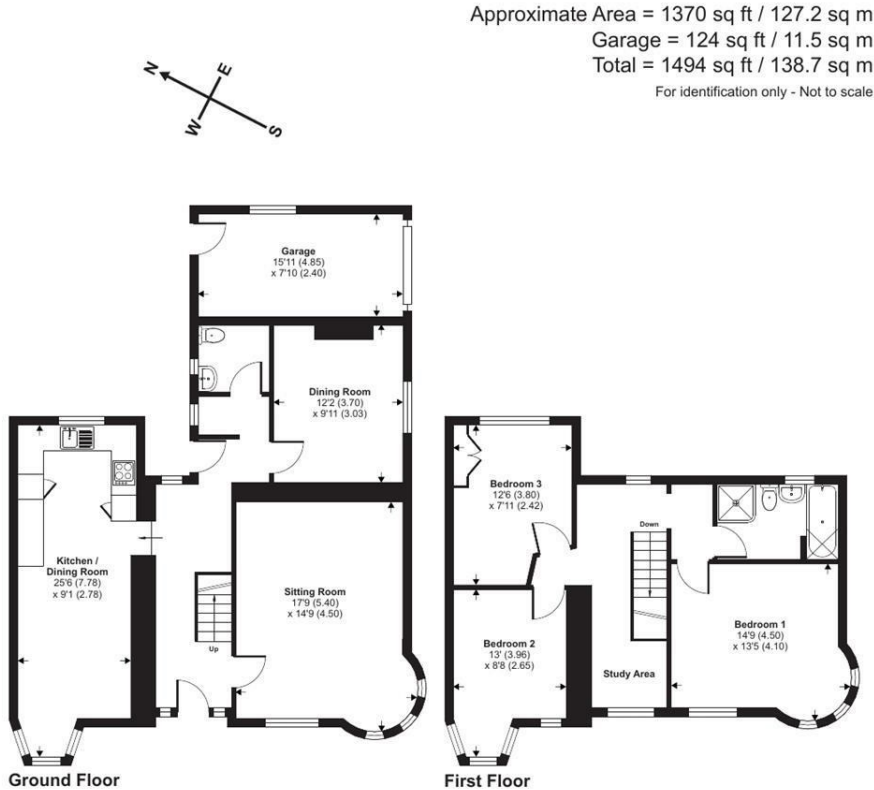
Mains water and electricity are connected.
Private drainage (tank situated in the neighbours garden)
Oil fired central heating.
Broadband: Standard, Superfast and Ultrafast (ofcom)
Mobile: EE, O2 and Vodafone (ofcom)
Flood risk status: Medium risk of surface water/ very low risk of river and sea flooding (environment agency)

DIRECTIONS

From Yeovil head south on the A37 towards Dorchester. After approximately 5 miles turn right signposted Melbury Osmund. Continue past the village hall and bear left passing the church on your right hand side. Rock House will be found, a short distance down the hill on the left hand side, clearly identified by our For Sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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