



Wyke Cottage, 18, High Street



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Milborne Port, Sherborne, DT9 5AQ

Walking distance of village facilities. Sherborne/ Railway Station 3 miles. A303 7.5 miles at Wincanton. Sturminster Newton 9 miles.

Filled with character and charm, this beautifully presented three/four bedroom link-detached stone cottage is nestled within the heart of the village, with accommodation arranged over three floors. Benefits include a tastefully landscaped private walled garden incorporating, a delightful insulated timber cabin. Single garage, workshop, carport parking. EPC Band D

- Central Village Location
- Spacious Three Storey Cottage
- Two Reception Rooms
- Refitted Kitchen/Dining room
- Three First floor Bedrooms, One en Suite and Separate Shower room
- Second floor Suite, Including Lounge, Bedroom and Bathroom
- Landscaped Cottage Style Walled Garden with Insulated Cabin
- Garage, Workshop and Carport
- Freehold
- Council Tax Band D

Offers In Excess Of £450,000

VIEWINGS

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

DIRECTIONS

On entering the village from Sherborne, Wyke Cottage will be found on the left hand side, just before The Tippling Philosopher public house.

SITUATION

Wyke Cottage is situated in the heart of this sought-after conservation village, within walking distance of local amenities including the Parish Church, pub, primary school, shops, doctors' surgery, and The Clockspire, a superb restaurant. Sherborne, just 4 miles away, offers a wider range of shopping, leisure, and schooling options, along with its picturesque Abbey, boutique high street, and a mainline railway station to Exeter and London Waterloo.



DESCRIPTION

Wyke Cottage is a deceptively spacious three/four bedroom link-detached, three-storey cottage, constructed principally of stone elevations beneath a tiled roof. The property is beautifully presented throughout and benefits from leaded light double-glazed windows and gas-fired central heating with newly installed Worcester boiler. It retains a wealth of character features including exposed beams, window seats, log burners, and multi-fuel stoves, blending period charm with modern comfort.

The ground floor offers excellent living space with two reception rooms and a generous kitchen/dining room fitted with newly installed shaker-style units and quartz worktops, together with an adjoining laundry room and cloakroom. On the first floor there are three bedrooms, one with an en suite shower room, along with a family shower room. The second floor provides a flexible suite of rooms comprising a lounge area, bedroom, and bathroom, making it ideal as a guest suite or independent living space.

Outside, the property is approached via a shared driveway leading to a garage, adjoining workshop, and large carport. To the rear lies a secluded, mainly walled garden with an attractive insulated log cabin, perfect as a home office, studio, or hobby room.

ACCOMMODATION

A charming period home with characterful features and modern upgrades. The entrance lobby leads to stairs to the first floor and into the dining room/snug, featuring a stone fireplace with inset multi-fuel stove, engineered oak flooring, and a large front window with seat. The sitting room boasts a natural stone fireplace with log burner, oak flooring, under-stairs storage, and a multi-pane side window. The open-plan kitchen/dining room is fitted with a newly installed shaker-style kitchen, quartz worktops, ceramic Belfast sink, integrated appliances, wine cooler, and a Rangemaster cooker with five-burner gas hob and double oven. Glazed doors lead to the side and the laundry room, which houses the Worcester Bosch combi boiler and provides space for washing and drying. A cloakroom completes the ground floor.

Upstairs, the landing provides access to three bedrooms. The principal bedroom has dual-aspect views, exposed pine floorboards, and an en suite shower. Bedroom two features a period cast iron fireplace, while bedroom three/study includes a light tunnel, pine floors, and built-in storage. The contemporary family shower room has oak flooring and exposed beams.

A second-floor staircase leads to a versatile lounge/study with eaves storage, exposed beams, and Velux roof light, adjoining a bathroom with freestanding ball-and-claw bath, reclaimed copper sink, and eaves storage. Beyond this is a fourth occasional bedroom/loft room with vaulted ceiling, with restricted head height, circular window, and Velux light.

OUTSIDE

The property enjoys a vehicular right of way across a shared driveway, which leads to the single garage, approached through metal up and over door and personal door to side. Adjoining workshop and carport 22ft 1' x 9ft 8". Beyond here timber garden gates give access into the main garden. It is a beautiful walled garden which is laid to lawn with attractive flower and shrub borders, together with a fine selection of trees. Natural stone paved patio, useful natural stone garden store, detached timber garden shed and log store. Also in the garden is a detached timber cabin ideal for home working/studio and is connected with power and light, being fully insulated together with double glazed french doors.

SERVICES

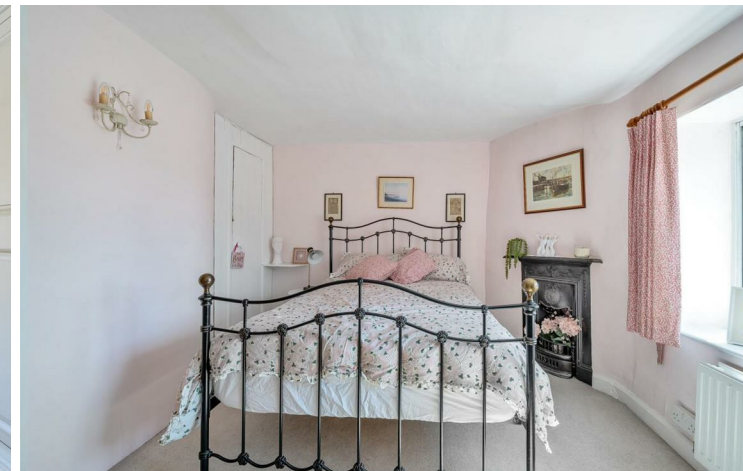
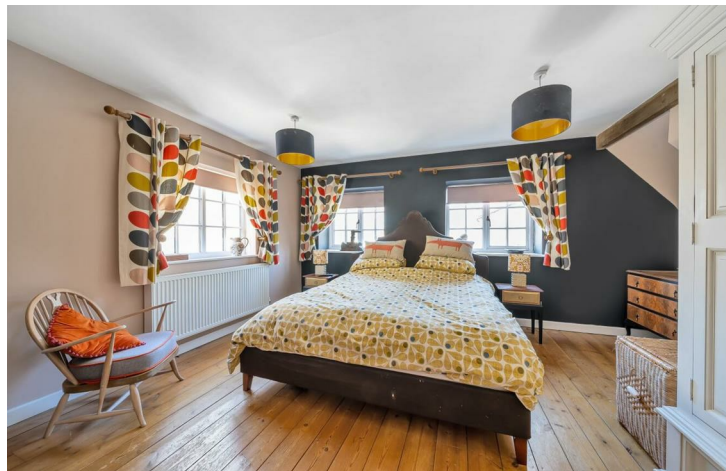
All mains services are connected.

Gas fired central heating.

Broadband : Standard, Superfast and Ultrafast (Ofcom)

Mobile Coverage : EE, Three, O2 and Vodafone (Ofcom - some service may be limited)

Flood Risk Status : Very low risk (Environment Agency)



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.



Approximate Gross Internal Area = 199.47 sq m / 2145 sq ft (Including Outbuilding)

Ground Floor

- Kitchen / Dining Room: 5.01 x 3.91 (16'5" x 12'10")
- Family Room: 4.50 x 4.29 (14'9" x 14'1")
- Sitting Room: 3.79 x 3.59 (12'5" x 11'9")

First Floor

- Bedroom 1: 4.97 x 3.94 (16'4" x 12'11")
- Study / Bedroom 4: 2.90 x 2.21 (9'6" x 7'3")
- Bedroom 3: 4.62 x 2.84 (15'2" x 9'4")

Second Floor

- Bedroom 2: 3.00 x 2.92 (9'10" x 9'7")
- Dressing Room: 3.09 x 2.73 (10'1" x 9'0")

Outbuilding

- Workshop: 2.49 x 1.82 (8'2" x 6'0")
- Wood Store: 3.17 x 2.34 (10'5" x 7'8")
- Garage: 4.88 x 2.44 (16'0" x 8'0")
- Carport: 5.20 x 2.82 (17'1" x 9'3")

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245724)



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

4/6 Park Road, Yeovil,
Somerset, BA20 1DZ

yeovil@stags.co.uk

01935 475000