Rolfe East







486 Longburton, Longburton, DT9 5PG

Guide Price £280,000

- NO FURTHER CHAIN!
- PRIVATE GATED DRIVEWAY PARKING FOR TWO CARS WITH POTENTIAL FOR MORE.
- INGLENOOK FIREPLACE WITH CAST IRON LOG BURNING STOVE AND BREAD OVEN.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SPACIOUS NATURAL STONE PERIOD CHARACTER END OF TERRACE COTTAGE.
- LARGE LEVEL LAWNED REAR GARDEN BOASTING SUNNY WESTERLY ASPECT.
- EXPOSED BEAMS, WINDOW SEATS, LATCH DOORS AND EXPOSED STONE ELEVATIONS.
- PICTURESQUE VILLAGE LOCATION - A SHORT WALK TO VILLAGE PUB.
- OIL-FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- SHORT WALK TO LOVELY COIUNTRYSIDE WALKS!

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
https://www.rolfe-east.com/

Old Dairy View 486 Longburton, Longburton DT9 5PG

'Old Dairy View, 486 Longburton' is a deceptively spacious (1004 square feet), period, natural stone, end of terrace cottage situated near the heart of the highly sought-after Dorset village of Longburton, a short walk to the popular village pub. The cottage is a short walk to some stunning countryside walks. It is a very short drive to the heart of Sherborne town and mainline railway station to London Waterloo. The property boasts a beautiful, level, lawned rear garden and generous plot extending to 0.10 acres approximately. Timber gates give vehicular access to a private driveway providing secure, off-road parking for two cars. There is potential for more parking, subject to the necessary planning permission. The garden enjoys good privacy and a sunny westerly and southerly aspect. The property is heated by oil-fired radiator central heating, a cast iron log burning stove and also benefits from double glazing. Lovely character features include an impressive Inglenook fireplace with bread oven feature, exposed beams, window seats, pine cottage latch doors and internal exposed stone elevations. The accommodation has an excellent flow of natural light from a sunny east-to-west aspect. It comprises entrance porch / boot room, entrance reception hall, sitting room, open-plan kitchen / dining room, ground floor bathroom and separate cloakroom / WC. On the first floor there is a landing area and three generous bedrooms. There are countryside walks from nearby the front door – ideal as you do not need to put the children or the dogs in the car! The property is situated a short drive to the picturesque abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. NO FURTHER CHAIN.

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Council Tax Band: C





Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts ‘The Sherborne’ – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Timber gate gives access to pathway at the rear of the property leading to double glazed and panelled door, outside light.

ENTRANCE PORCH / BOOT ROOM: 6'7 maximum x 3'8 maximum. Double glazed window to the rear overlooks the rear garden, laminated work surface, tiled floor, natural stone elevation. Glazed stable door leads to

ENTRANCE RECEPTION HALL: 5'9 maximum x 4'4 maximum. Quarry tiled floor. Doors lead to fitted cupboard space. Entrance leads to

OPEN-PLAN KITCHEN DINING ROOM: 16'8 maximum x 12'3 maximum. A generous sized room. A range of fitted oak fronted kitchen units comprising granite effect work surface, inset stainless steel sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, integrated dishwasher, integrated under counter fridge, retractable larder cupboard, inset stainless steel Miele electric oven and grill, a range of matching wall mounted cupboards, concealed wall mounted cooker hood extractor fan, inset electric hob, tiled floor, radiator, Double glazed window to the front, fitted window seat, exposed beams. Timber staircase rises to the first floor. Panel door leads to understairs storage cupboard space. Two entrances lead to the

SITTING ROOM: 16'10 maximum x 14'11 maximum. A generous main reception room enjoying a light dual aspect with double glazed window to the front and double glazed window to the rear, both with fitted window seats. Inglenook fireplace with cast iron log burning stove, bread oven feature, exposed beams, radiator, latch doors from the reception hall lead to further rooms.

GROUND FLOOR BATHROOM: 9'5 maximum x 7'2 maximum. A modern white suite comprising low level WC, wash basin in work surface over cupboards, P-shaped panel bath with glazed shower screen over, wall mounted electric shower over, shower board surrounds, double glazed window to the rear. Radiator, shaver point, shaver light.

CLOAKROOM / WC: 5'7 maximum x 3'8 maximum. Low level WC, wall mounted wash basin, window to the rear, tiled floor, wall mounted boiler.

Staircase rises from the kitchen dining room to the

FIRST FLOOR LANDING: 8'5 maximum x 7'2 maximum. Moulded skirting boards and architraves, exposed beams, double glazed window to the front, radiator. Pine latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 15'2 maximum x 9'7 maximum. A generous double bedroom, double glazed window to the front, radiator, moulded skirting boards and architraves, exposed beams and stonework. Illuminated alcove. Pine latch door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves. Further pine doors lead to fitted cupboard space.

BEDROOM TWO: 13'5 maximum x 7'10 maximum. Double glazed window to the rear overlooks the rear garden. Exposed beams,

radiator, moulded skirting boards and architraves. Door leads to fitted cupboard space.

BEDROOM THREE: 12'2 maximum x 8'4 maximum. Double glazed window to the front. Feature stone fireplace. Feature recess, exposed beams, moulded skirting boards and architraves, radiator.

OUTSIDE: Timber gate at the rear of the cottage gives access to a private pathway leading to the rear. Outside tap, outside light, path leads to the main entrance door. Area to store wheelie bins and recycling containers, oil tank.

NATURAL STONE OUTBUILDING: 7'11 maximum x 8'3 maximum. Light and power connected, windows to the front and rear.

Stone steps lead up from the back of the property to the

MAIN REAR GARDEN: 48' in length maximum x 54' maximum in width. This generous rear garden is laid mainly to lawn and boasts a sunny westerly and southerly aspect. It is enclosed by natural stone walls and timber fencing. A variety of well-stocked flower beds and borders including some mature trees and shrubs. Double timber gates at the rear of the garden give access to a private driveway providing off-road parking for two cars with scope for more if required, subject to the necessary planning permission.









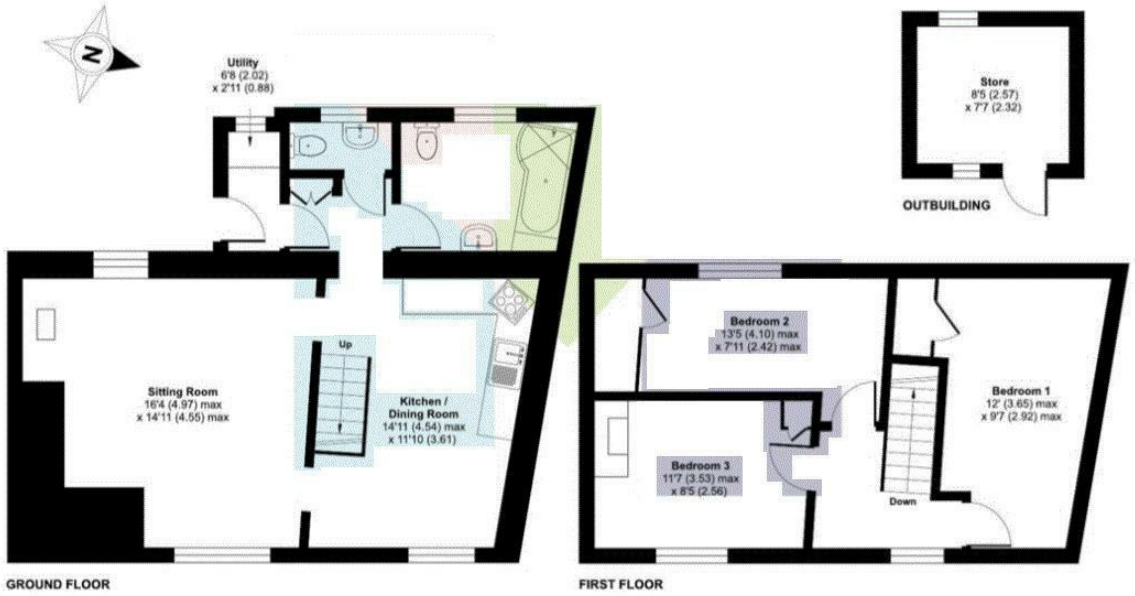






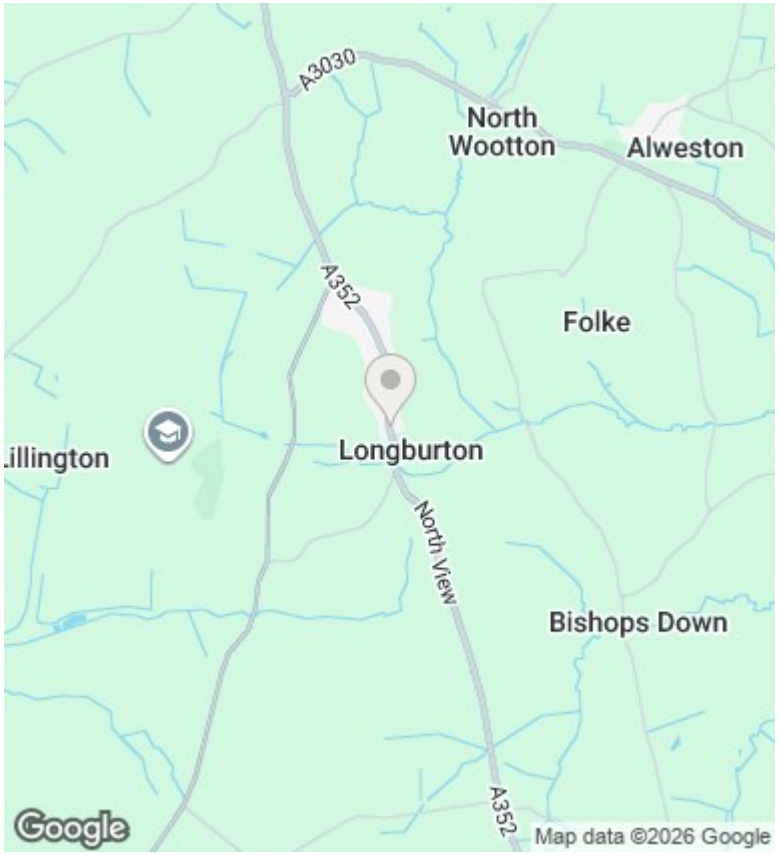






Longburton, Sherborne

Approximate Area = 940 sq ft / 87.3 sq m
Outbuilding = 64 sq ft / 5.9 sq m
Total = 1004 sq ft / 93.2 sq m
For identification only - Not to scale



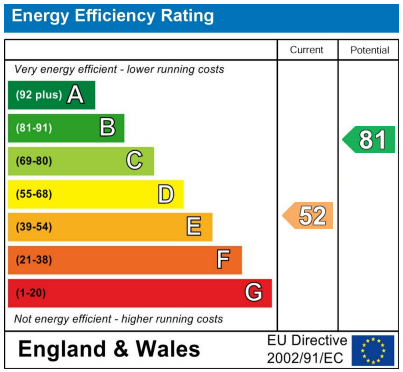
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

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