

Rolfe East



Court Lane, Milborne Port, DT9 5EE

Offers In Excess Of £495,000

- SIMPLY STUNNING NATURAL STONE SEMI DETACHED COTTAGE IN LOVELY LOCATION.
- EXPOSED BEAMS, WINDOW SEATS, INTERNAL STONE ELEVATIONS, STONE.
- HAND PAINTED BESPOKE KITCHEN AND LUXURY BATHROOM.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- GENEROUS LEVEL PLOT AND GARDENS EXTENDING TO A FIFTH OF AN ACRE.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING, CAST IRON LOG BURNING STOVE.
- REAR GARDEN BOASTS A SUNNY SOUTH-FACING ASPECT.
- FURTHER PIECE OF LAND OFFERING SCOPE FOR DRIVEWAY OR DOUBLE GARAGE (STPP).
- BESPOKE HARDWOOD DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES AND NEARBY COUNTRYSIDE AND LANES.

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Blackberry Cottage, 133 Court Lane, Milborne Port DT9 5EE

'Blackberry Cottage' is a simply stunning, period, natural stone, double-fronted, semi-detached, extended character cottage situated in a fabulous 'tucked away' residential address on the rural edge of the picturesque Somerset village of Milborne Port, a very short drive to the town centre of Sherborne and mainline railway station to London Waterloo. The property stands in a generous level plot and gardens extending to a fifth of an acre (0.20 acres approximately). This exquisite cottage retains original character features including exposed beams, window seats, internal stone elevations and a natural stone feature fireplace with cast iron log burning stove and yet is enviably free from the restrictions of Grade II listing. The property has been stylishly finished and extended, creating an eclectic blend of contemporary, sociable open-plan living space and country cottage character. It has a stylish bespoke hand-painted kitchen, garden room with feature lantern ceiling window and a luxury bathroom. It is heated by a mains gas fired radiator central heating system, cast iron multi-fuel burning stove and also benefits from hardwood bespoke double glazing. There is a generous, level, lawned garden at the rear with a sunny south facing aspect and a good degree of privacy. The cottage comes with a further portion of land just moments up the lane that offers superb scope to build a detached double garage and driveway parking, subject to the necessary planning permission. There is free, unrestricted street parking on the country lane at the front of the cottage. The well-arranged, deceptively spacious accommodation boasts a sunny southerly aspect at the rear and good levels of natural light. It comprises sitting room, open plan kitchen / dining room, garden room, utility room and ground floor WC / cloakroom. On the first floor, there is a landing area master double bedroom with dressing area, two further generous bedrooms and a first floor luxury family bathroom.



Council Tax Band: C



There are great country lane walks only a short walk away from the front door – ideal as you do not need to put the children or the dogs in the car. The property is a short walk to the pretty village centre and excellent amenities including the parish church, public house, primary school and village shops very nearby. Milborne Port boasts The Clockspire - a superb new restaurant, in addition to a brand new Co-op mini supermarket, butcher, fish and chip shop with restaurant and a good doctor's surgery. It is surrounded by stunning countryside and walks but also offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury. The historic town centre of Sherborne is only a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to the mainline railway station to London Waterloo. 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.

Pathway and steps rise to storm porch, outside light. Oak glazed stable front door leads to

SITTING ROOM: 23'4 maximum x 15' maximum. A generously proportioned main reception room boasting a wealth of cottage character features including natural stone open fireplace with cast iron log burning stove, exposed beams, bespoke hardwood period style double glazed windows to the front, painted panelling to dado height, window seats, exposed oak floorboards, shelved recesses, radiator, TV point. Staircase rises to the first floor. Oak latch door leads to understairs storage cupboard space. Oak latch door from the sitting room leads to

OPEN PLAN KITCHEN DINING ROOM: 24'4 maximum x 15'9 maximum. A fabulous room of good proportions boasting a wealth of character features including exposed natural stone elevations. This superb contemporary open plan living space is split into two areas.

Kitchen area: An extensive range of solid oak panelled kitchen units comprising oak worksurface, tiled splashback, a range of bespoke hand painted drawers and cupboards under, Rangemaster range style oven with five burner electric induction hob, cupboard houses water softener, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, shelved recess, Rangemaster wall mounted cooker hood extractor fan, wall mounted plate rack, TV point, large island unit with solid granite worksurface, double ceramic Belfast sink with mixer tap over, a range of Shaker style hand painted cupboards under, integrated dishwasher, breakfast bar, ceramic floor tiles. Entrance to

Dining room area: Ceramic floor tiles, exposed natural stone elevations, radiator, illuminated alcove.

Hardwood period style double glazed double French doors open from the kitchen area through to the garden room providing a full through-measurement of 25'7 maximum.

GARDEN ROOM: An impressive garden room with hardwood double glazed lantern ceiling light window. The room enjoys a light multiple aspect with hardwood double glazed period style windows to the rear and side, hardwood double glazed period style double French doors

opening onto the rear garden boasting a sunny southerly aspect, radiator, light and power connected, exposed natural stone elevations, TV point, oak effect flooring.

Pine latch stable door leads from the dining room area to the

UTILITY ROOM: 7'8 maximum x 10'8 maximum. Oak worksurface, painted panelling, space and plumbing for washing machine and tumble dryer under, ceramic floor tiles, radiator, period style hardwood double glazed window to the rear, double glazed and panel door to the rear. Oak latch door leads to shelved linen cupboard with radiator. Further oak latch door leads to

CLOAKROOM / WC: 4'4 maximum x 3'3 maximum. Low level WC, wash basin with mixer tap over, radiator, ceramic floor tiles, extractor fan.

Staircase rises from the sitting room to the first floor landing, sisal flooring on the stairs, exposed natural stone elevations on the stairwell.

FIRST FLOOR LANDING: A feature split level landing with sisal flooring, radiator, exposed natural stone elevations. Oak latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 21'10 maximum x 12'11 maximum. A large main double bedroom, two hardwood period style double glazed windows to the front, two radiators, sisal floor, dressing area, exposed natural stone elevations, cast iron period style fire surround. Oak latch doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 12'8 maximum x 9'10 maximum. A second generous double bedroom, hardwood period style double glazed window to the rear overlooks the rear garden boasting a sunny southerly aspect and views over the village incorporating church building, radiator, moulded skirting boards and architraves, exposed natural stone elevations, feature mirrored recess.

BEDROOM THREE: 10'2 maximum x 6'11 maximum. Hardwood period style double glazed window to the rear overlooks the rear garden, sunny south facing aspect, radiator.

FAMILY BATHROOM: 13'6 maximum x 6' maximum. A luxury bathroom with modern white suite comprising low level WC, pedestal wash basin, double sized glazed shower cubicle with wall mounted rotational mains Mira shower over, tiled walls and floor, tiled panelled bath with mains tap over, hardwood period style double glazed window to the rear overlooks the rear garden boasting a sunny south facing aspect, illuminated wall mirror with shaver point, two chrome heated towel rails, extractor fan.

Oak latch door from the first floor landing gives access to timber stairs rising to

ATTIC ROOM: 19'6 maximum x 8'7 maximum. Exposed stone natural elevations, exposed rafters and beamwork, light and power connected. Doors lead to eaves storage cupboard space.

OUTSIDE:

At the front of the property a pathway and steps give access to pitch tiled storm porch with outside light. There is a portion of pretty front garden laid to terraced flowerbeds with natural stone walls.

Timber side gate gives access to side area providing excellent storage for recycling containers and wheelie bins, outside lighting. Side area leads to the

MAIN REAR GARDEN: 111' maximum in length x 45' maximum in width. This stunning rear garden is the lion share of a plot extending to a fifth of an acre. The garden has been fully landscaped and boasts a sunny south facing aspect. Stone paved patio seating area with outside lighting, terraced flowerbeds enjoying a vast selection of mature plants and shrubs. Stoned steps rise to the main lawned area, an extensive groom lawn boasting more well stocked flowerbeds and borders including some mature trees and shrubs and fruit trees.

DETACHED GARDEN STORE: 10' x 5'8. Window to the side, light and power connected.

Hidden ambient garden lighting, substantial shaped fishpond with stone paving surrounding, water feature.

Further garden area provides vegetable garden with timber raised vegetable plots.

LARGE GREENHOUSE: 16'6 maximum x 9'9 maximum. Electric light connected.

WORKSHOP: 16'10 maximum x 11'3 maximum. Window to the rear, light and power connected, space for freezers. Entrance to

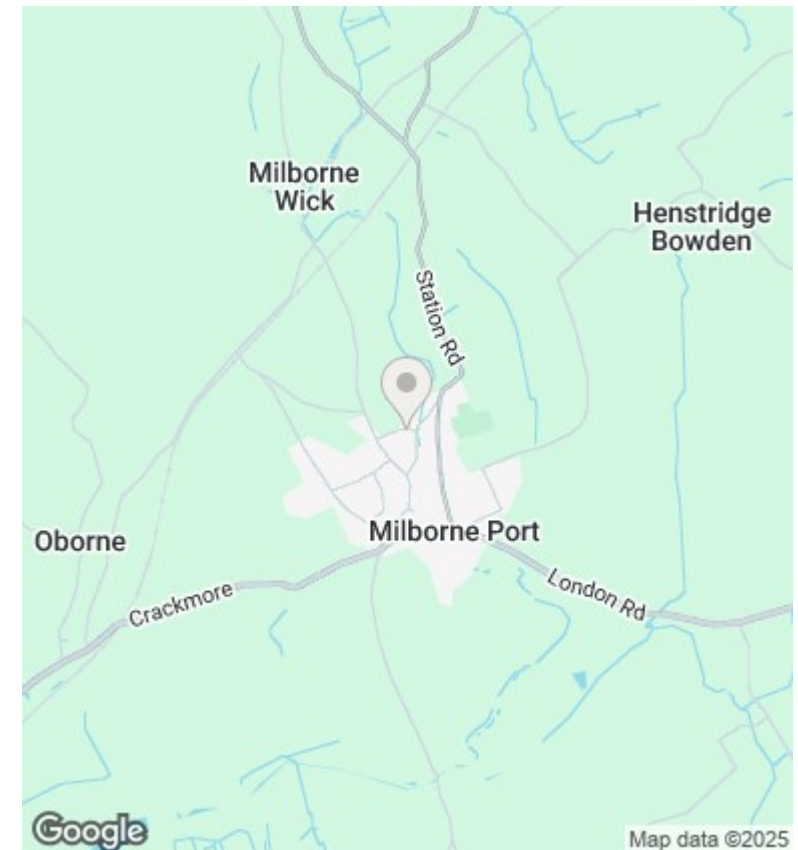
ATTACHED GARDEN STORE: 11'6 maximum x 5'8 maximum. Light and power connected.

ATTACHED TIMBER BARN: 16'3 maximum x 7'8 maximum.

FURTHER PORTION OF LAND: There is a triangular shaped further portion of land to the west of Blackberry Cottage, further along Court Lane. This piece of land offers ample scope to create off road driveway parking or the addition of a car port or detached garage (subject to the necessary planning permission).







Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		