

# Rolfe East



## High Street, Yenston, BA8 0NG

Guide Price £249,950

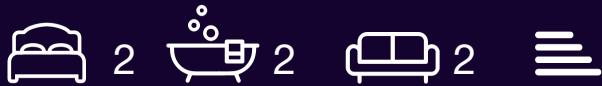
- DELIGHTFUL SPACIOUS DOUBLE-FRONTED NATURAL STONE CHARACTER COTTAGE.
- FREE UNRESTRICTED STREET PARKING NEARBY.
- OIL FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- LARGE PRIVATE REAR COTTAGE GARDEN ENJOYING A SUNNY SOUTH WESTERLY ASPECT.
- INGLENOOK FIREPLACE, CAST IRON LOG BURNING STOVE, BEAMS AND LATCH DOORS.
- DECEPTIVELY SPACIOUS ACCOMMODATION WITH LARGE MAIN RECEPTION ROOMS.
- POPULAR VILLAGE LOCATION.
- FREE FROM RESTRICTIONS OF GRADE II LISTING.
- SHORT DRIVE TO SHERBORNE AND TWO MAINLINE RAILWAY STATIONS TO LONDON.

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# The Burrow, 3 High Street, Yenston BA8 0NG

NO ONWARD CHAIN. '3 High Street' a natural stone, period, character, double-fronted, terraced cottage situated in a popular village centre location, a short drive to Sherborne town. It comes with a large rear garden boasting a sunny south westerly aspect. The cottage is enviably free from the restrictions of Grade II listing and yet retains many character features including exposed beams, natural stone Inglenook fireplace with cast iron log burning stove, window seats, latch doors and much more. It is heated by an oil-fired radiator central heating system and also benefits from uPVC double glazing. The cottage boasts exceptionally spacious living accommodation over two floors and enjoys a good level of natural light. It comprises large sitting room / dining room, open-plan kitchen dining room leading into a conservatory that was recently added in 2023, opening on to the rear garden and ground floor WC / cloakroom. On the first floor there is a landing area, two double bedrooms and a family bathroom. There are lovely country lane, rural walks from nearby the front door – ideal as you do not have to put the dogs or the children in the car! The property is situated within a short driving distance 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 and breath-taking abbey building. 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. There are mainline railway stations making London Waterloo in just over two hours at nearby Templecombe and Sherborne.



Council Tax Band: B



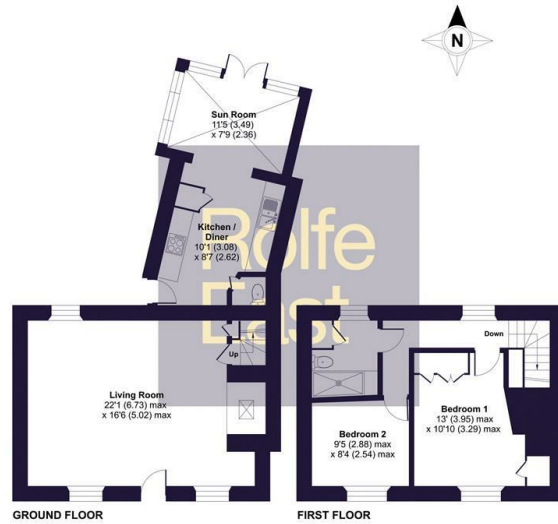






## High Street, Yenston, Templecombe, BA8

Approximate Area = 987 sq ft / 91.6 sq m  
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1450026



## Directions

## Viewings

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

## Council Tax Band

B

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