

Rolfe East



Bishops Lane, Bradford Abbas, DT9 6RW

Guide Price £425,000

- SPACIOUS DETACHED BUNGALOW IN TOP RESIDENTIAL ADDRESS (1264 square feet).
- EXCELLENT FLOW OF NATURAL LIGHT FROM WEST-TO-EAST ASPECT.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- NO FURTHER CHAIN.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO 0.17 ACRES APPROXIMATELY.
- TWO GENEROUS RECEPTION ROOMS AND THREE DOUBLE BEDROOMS.
- SHORT WALK TO PRETTY VILLAGE CENTRE, POPULAR PUB AND PRIMARY SCHOOL.
- PRIVATE DRIVEWAY PARKING FOR 5 CARS LEADING TO LARGE DETACHED GARAGE.
- BATHROOM AND SEPARATE SHOWER ROOM / WC.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.

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Coverack Bishops Lane, Bradford Abbas DT9 6RW

NO FURTHER CHAIN. 'Coverack' is a deceptively spacious (1264 square feet), mature, detached bungalow situated on the edge of the sought-after Dorset village of Bradford Abbas. The property stands in a generous plot and gardens extending to 0.17 acres approximately with gardens at the front, side and rear. The bungalow benefits from private driveway parking for five cars (with scope for more, subject to the necessary planning permission) leading to a large, detached one-and-a-half size garage / workshop with inspection pit. It boasts oil-fired radiator central heating and uPVC double glazing. The accommodation is flexible and boasts excellent levels of natural light from a sunny west-to-east aspect, large feature windows and dual aspects. It comprises entrance porch, entrance reception hall, sitting room, dining room, kitchen, three double bedrooms, family bathroom and separate shower room / WC. This lovely home also has country lane walks and walks to the pretty village centre from the front door – ideal as you do not have to put the children or the dogs in the car! It is also a very short walk to the popular village pub, sought after primary school and parish church. Access to the A303 trunk road to London and the south west is good. It is only a short drive to the centres of Sherborne, Bruton and Wincanton towns. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. It is a short drive to the nearby town of Sherborne. Sherborne boasts a superb boutique high street with coffee shops, 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 making London Waterloo directly in just over two hours.



Council Tax Band: E



Sherborne has 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 superb restaurant.

Front pathway and steps lead to front door with outside light. uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 7'2 maximum x 20'3 maximum. A generous greeting area providing a heart to the home, Karndean timber effect flooring, pine moulded skirting boards and architraves, radiator, telephone point. Sliding doors lead to fitted wall cupboard space. Further oak door leads to airing cupboard with fitted radiator, slatted shelving. Oak internal doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 17'6 maximum x 10'7 maximum. A well-proportioned main reception room enjoying an excellent level of natural light, large uPVC double glazed window to the front enjoying a sunny south westerly aspect, uPVC double glazed window to the side, two radiators, TV point. Large entrance leads to the dining room area providing a full through-measurement of 20'5 maximum.

DINING ROOM: 9'8 maximum x 11'2 maximum. Again, enjoying a light dual aspect with uPVC double glazed window to the side, uPVC double glazed double French doors and side lights open onto the rear patio garden, radiator, TV point. Oak glazed doors lead from the dining room and the entrance hall to the

KITCHEN: 13'2 maximum x 9'7 maximum. An extensive range of panelled kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, inset electric hob with drawers and cupboards under, space and plumbing for dishwasher and washing machine, space for under counter fridge and freezer, a range of matching wall mounted cupboards with under unit lighting, built in eye level Neff stainless steel electric oven and grill,

wall mounted stainless steel cooker hood extractor fan, wall mounted glazed display cabinets, uPVC double glazed window to the rear, uPVC double glazed door to the rear, inset ceiling lighting.

Oak doors lead off the entrance reception hall to further rooms.

BEDROOM ONE: 9'9 maximum x 12'1 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, TV point, telephone point, mirrored sliding door leads to fitted wardrobe cupboard space.

BEDROOM TWO: 11'11 maximum x 9'11 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator, sliding doors lead to fitted wardrobe cupboard space.

BEDROOM THREE: 9'11 maximum x 9'1 maximum. A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, telephone point, oak effect laminated floor, sliding doors lead to fitted wardrobe cupboard space.

FAMILY BATHROOM: 9'3 maximum x 7'1 maximum. A modern white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, panel bath with mains shower tap arrangement over, tiled walls, uPVC double glazed window to the rear, shaver point, wall mounted electric heater, wall mounted heated towel rail.

Oak door from the entrance hall leads to

WET ROOM / WC: 8'10 maximum x 4'4 maximum. A modern white suite comprising low level WC, wash basin in worksurface over cupboards, wet room shower area with floor drain, wall mounted shower, uPVC double glazed window to the rear, wall mounted electric heater, towel rail, extractor fan.

OUTSIDE:

This property stands in a generous level plot extending to 0.17 acres approximately. Double wrought iron gates give access to a private driveway providing off road parking for 4-5 cars, outside lighting, area to store recycling containers and wheelie bins. Driveway leads to

DETACHED GARAGE: 17'1 in depth x 15'6 in width. A one-and-a-half sized garage with automatic up-and-over garage door, inspection pit, light and power connected, uPVC double glazed door to the side gives access to the rear garden.

GARDENS:

At the front of the property there is a lawned garden giving a depth of 35' from the road. This large front garden enjoys a variety of mature hedges and plants. There is scope to add and extend the driveway to add further driveway parking, subject to the necessary planning permission.

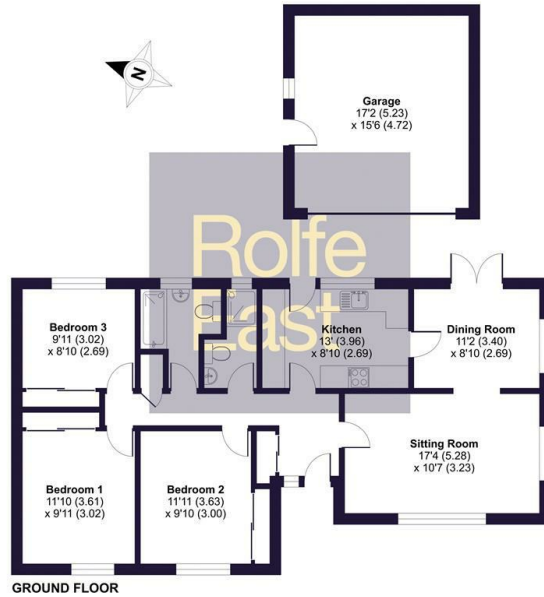
Timber gates on both sides of the property give access to the rear. The rear garden is laid mainly to lawn and boasts a large paved patio seating area, a wide variety of timber bordered flowerbeds and fruit gardens, external oil boiler, external oil tank, outside lighting, outside tap, low level lighting, rear patio seating area offers a good degree of privacy. Timber gate gives access to a further area at the rear of the garage providing extra storage.



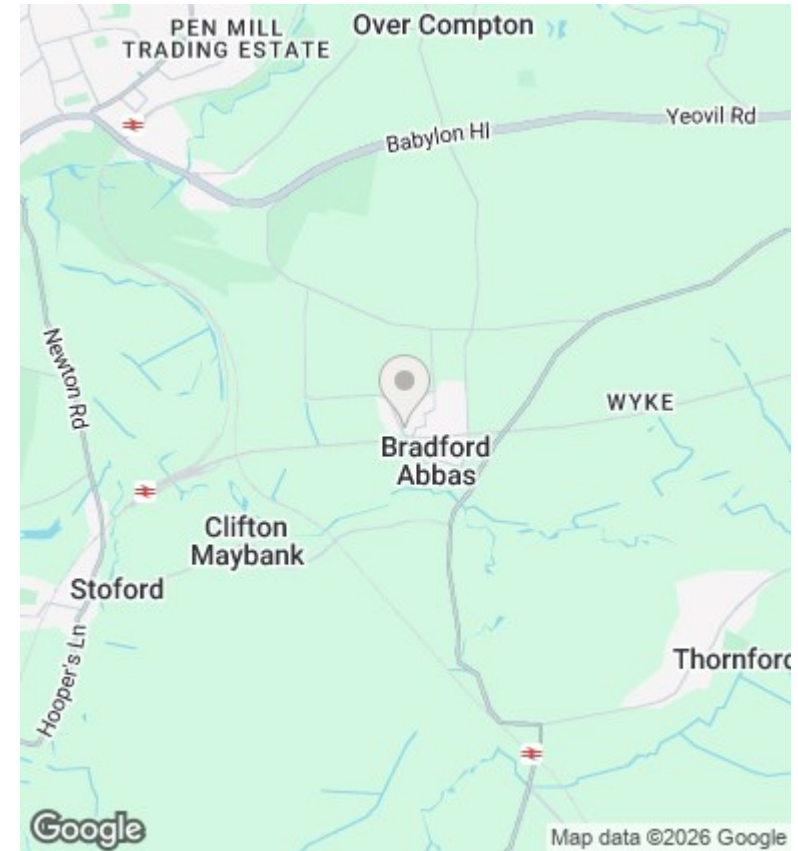


Bishops Lane, Bradford Abbas, Sherborne, DT9

Approximate Area = 997 sq ft / 92.6 sq m
 Garage = 267 sq ft / 24.8 sq m
 Total = 1264 sq ft / 117.4 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). © ricolhome 2026. Produced for Rolfe East Sherborne Ltd. REF: 1457145



Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	