



## Yard House Cottage, East Street, Milborne Port, Sherborne, DT9

5DR

A three bedroom family home set in a sought after Village.



- Good village location
- Boot room and study
- Open outlook to rear

- Spacious living room
- Double glazed windows
- Off road parking

£1,200 Per Calendar Month



A three bedroom family home located in a unique courtyard location built of stone and brick under a tiled roof.

The front door leads to a good size boot room, with door off to the utility room with plumbing for washing machine. Further good leads to the good size living room with doors off to kitchen and study. Stairs rising lead to the three bedrooms and bathroom with separate shower cubicle.

The rent is exclusive of the following utility bills council tax, mains electric, gas, water and sewage, There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on Ofcom website Ultrafast broadband is available to the property area via Openreach or Gigaclear. There is a very low risk of flooding as stated by the GOV.UK website. The property has gas central heating heating and will be let unfurnished.

Available January 2026 for an initial 12 month tenancy  
Rent: - £1200 per calendar month / £276 per week  
Holding Deposit - £276  
Security Deposit - £1384  
Council Tax Band - B  
EPC Band - D  
Alternative deposit available via Reposit

## SITUATION

The property is located off the main high street in the village. Local amenities include Milborne Port Butchers, an award-winning fish and chip shop, a weekly produce market, a Co-op store, doctors' surgery, pharmacy and hairdresser. The Clockspire, a fine dining restaurant, is also nearby.

Milborne Port is a short drive from the historic town of Sherborne, offering a range of shops, businesses, and a Waitrose supermarket. Yeovil (5.5 miles) and Dorchester (18 miles) are also within reach. Sherborne has a regular mainline service to Waterloo, and Castle Cary offers fast trains to Paddington.

The village is served by a highly regarded primary school, with Sherborne offering additional options. Secondary education is provided by King Arthur's Wincanton and The Gryphon School Sherborne, while private schools nearby include the Sherborne schools, Leweston, Hazlegrove, and the Bruton schools.

## OUTSIDE

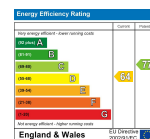
Off road parking area to the front of the property. Enclosed rear garden with shed, laid mainly to lawn.

## DIRECTIONS

what3words:///rooms.surging.newlywed



Sherborne/KM/12.12.25



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