

Rolfe East



Newland, Sherborne, DT9 3DU

Offers In Excess Of £800,000

- SPACIOUS GRADE II LISTED TOWN RESIDENCE IN TOP RESIDENTIAL ADDRESS.
- DETACHED TIMBER GARAGE AND STORE.
- GAS FIRED CENTRAL HEATING, LOG BURNER AND SOME SECONDARY DOUBLE GLAZING.
- VACANT - NO FURTHER CHAIN.
- 5 DOUBLE BEDROOMS INCLUDING ATTACHED 1 BEDROOM COTTAGE.
- 2897 SQUARE FEET.
- SCOPE FOR EXTENSION (subject to the necessary planning permission).
- AMAZING REAR GARDEN AND PLOT EXTENDING TO A FIFTH OF AN ACRE (0.20 ACRES).
- STONE FIREPLACES, FLAGSTONE FLOORS, WINDOW SEATS AND CAST IRON FIRE PLACES.
- SHORT WALK TO TOWN CENTRE, WAITROSE STORE AND RAILWAY STATION TO LONDON.

103 - 107 Newland, Sherborne DT9 3DU

VACANT - NO FURTHER CHAIN. '103 - 107 Newland' is a deceptively spacious (2897 square feet), late 18th century, Grade II listed, double fronted, 5 double bedroom, natural stone cottage with further attached one bedroom cottage, situated in one of the best addresses in Sherborne. The property is a short walk to the town centre, Waitrose store and mainline railway station to London Waterloo. This rare and unique property boasts a generous plot and amazing, walled rear garden with summer house, extending to a fifth of an acre (0.20 acres approximately). The house is enhanced by a detached timber garage with attached store. The cottage enjoys excellent natural light with a sunny south westerly aspect at the front and many dual aspects. It retains many appealing character features including multiple natural stone fireplaces, period cast iron fireplaces on the first floor, window seats and flagstone floors. The property is heated by mains gas fired radiator central heating, a cast iron log burning stove and has some secondary double glazing and bespoke double glazing. The property boasts amazing scope to extend at the rear, subject to the necessary planning permission. There is also space and potential to add a detached double garage or carport (subject to the necessary planning consent). The house enjoys well-arranged, spacious accommodation comprising huge entrance reception hall, large drawing room, dining room, open-plan kitchen / breakfast room and WC / cloakroom. On the first floor, there is a landing area, four double bedrooms, family bathroom and separate first floor shower room / WC. There is an attached cottage that offers ancillary accommodation to the main house. It offers superb income potential as a residential let or holiday let or a potential self-contained annex (subject to the necessary change of use). There are superb walks from nearby the front door at Purlieu and more.



Council Tax Band: E



The property is a very short, level walk to the centre of the historic town of Sherborne 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 walk to the mainline railway station making London Waterloo in just over two hours. 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. This property is ideal for couples or families looking for somewhere pleasant to settle in this exceptional area making the most of the decreasing mortgage rates at the moment. It also may appeal to the pied-a-terre market or letting / holiday letting market from cash buyers moving from the South East, potentially linked with the local schools. **THIS RARE AND UNIQUE PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED.**

Glazed and panelled front door leads to the property.

ENTRANCE RECEPTION HALL: 20'7 maximum x 12'1 maximum. A huge entrance greeting area providing a heart to the home, window to the front providing secondary glazing, window seat, flagstone floor, period stone fireplace recess, radiator. Pine staircase rises to the first floor, understairs recess. Doors lead off the entrance reception hall to the main rooms.

SITTING ROOM: 21'5 maximum x 21'3 maximum. A generous main reception room enjoying a light dual aspect with multiple windows to the front with secondary glazing boasting a sunny southerly aspect, three windows to the rear overlooking the rear patio, secondary glazing, two natural stone fireplaces one with cast iron log burning stove, exposed stone internal elevations, three radiators, TV point, door to the rear patio garden.

DINING ROOM: 17'6 maximum x 10'6 maximum. Two windows to the front with secondary glazing, window seats, flagstone floor, natural stone fireplace recess, radiator. Double doors lead to shelved storage cupboard space.

KITCHEN BREAKFAST ROOM: 18'10 maximum x 14'1 maximum. A range of oak panel kitchen units comprising laminated worksurface, tiled surrounds, inset stainless steel sink bowl with double drainer, inset stainless steel gas hob. A range of drawers and cupboards under, space and plumbing for washing machine, space for upright fridge freezer, built in stainless steel eye level electric oven. A range of matching wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, exposed floorboards, radiator, exposed stone elevations. This room enjoys a light dual aspect with two sets of double glazed double French doors opening onto the rear patio, double glazed window to the rear, two double glazed Velux ceiling windows, TV point, telephone point.

GROUND FLOOR WC / CLOAKROOM: 6'2 maximum x 3'11 maximum. Low level WC, wall mounted wash basin, tiled splashback, tiled floor, extractor fan.

Pine staircase rises from the entrance reception hall to the first-floor landing, radiator, window to the rear, ceiling hatch to large loft storage space. Panel doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 20'6 maximum x 10'9 maximum. A generous double bedroom enjoying a light dual aspect with window to the front with secondary glazing and sunny southerly aspect, window to the rear with secondary glazing, two radiators, period cast iron fire surround and chimney breast feature, telephone point. Double doors lead to fitted wardrobe cupboard space.

BEDROOM TWO: 16'7 maximum x 10'5 maximum. A second generous double bedroom, window to the front with secondary glazing, sunny southerly aspect, radiator, period cast iron feature surrounds and chimney breast feature. Double doors lead to fitted wardrobe cupboard space.

BEDROOM THREE: 10'5 maximum x 10'6 maximum. A further doubled bedroom with window to the front enjoying sunny southerly aspect, secondary glazing, sunny southerly aspect, radiator, period style fire surround.

BEDROOM FOUR: 10'3 maximum x 12'3 maximum. A double bedroom, window to the front, secondary glazing, sunny southerly aspect, radiator, period style cast iron surround. Fitted wardrobe cupboard space and storage units.

FAMILY BATHROOM: 8'7 maximum x 4'10 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath, tiled surrounds, window to the rear, secondary glazing, shaver light and point.

FIRST FLOOR SHOWER ROOM / WC: 5' maximum x 9'7 maximum. Fitted low level WC, wall mounted wash basin, shower cubicle with wall mounted mains shower, double glazed window to the rear, shaver light and point, extractor fan.

Attached to the main house is a further natural stone one bedroom cottage.

ATTACHED ONE BEDROOM COTTAGE (Number 107 Newland):
Glazed front door leads to

SITTING ROOM: 12' x 10'4 Natural stone fireplace with cast iron log burning stove, window to the front. Entrance to

KITCHEN: 11' x 7'7 With modern replacement Shaker-style kitchen. Work surface with inset electric hob. Stainless steel sink bowl and drainer, a range of floor standing and wall mounted cupboard, wall mounted cooker hood extractor fan, radiator. Window and door to the rear garden. Staircase rises to the first floor.

BEDROOM: 11'7 x 10'5 A double bedroom with window to the front, cast iron feature fire surround, fitted wardrobe / storage unit.

BATHROOM: A white suite comprising panel bath with shower over, low level WC and wash basin. Window to the rear.

OUTSIDE:

The property fronts onto the popular address of Newland. The main garden is situated at the rear of the property. The huge garden and plot extends to approximately a fifth of an acre (0.20 acres approximately). Immediately behind the property is an extensive paved patio seating area enjoying a good degree of privacy. Outside lighting, outside power point. Two lean-to storage sheds, a variety of raised flowerbeds and borders.

Steps rise to **DETACHED SUMMER HOUSE / CABIN:** 8'2 maximum x 11'11 maximum. Timber construction with tiled floor, power connected.

Gentle steps rise from the patio to a main lawned area. This huge level lawned expanse of garden is enclosed by natural stone and brick walls and boasts a variety of mature trees and shrubs. A selection of well stocked flowerbeds and borders, large compost area.

At the rear of the property double timber gates gives access to concrete hardstanding.

Vehicular access to a **DETACHED TIMBER GARAGE:** 17'10 in depth x 9'7 in width. Double timber garage doors, power connected, windows to the rear, personal door to the side. Double internal doors give access to **WORKSHOP / STOREROOM:** 17'4 maximum x 9'10 maximum. Light and power connected.







Directions

Viewings

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

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC