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Holwell
Sherborne

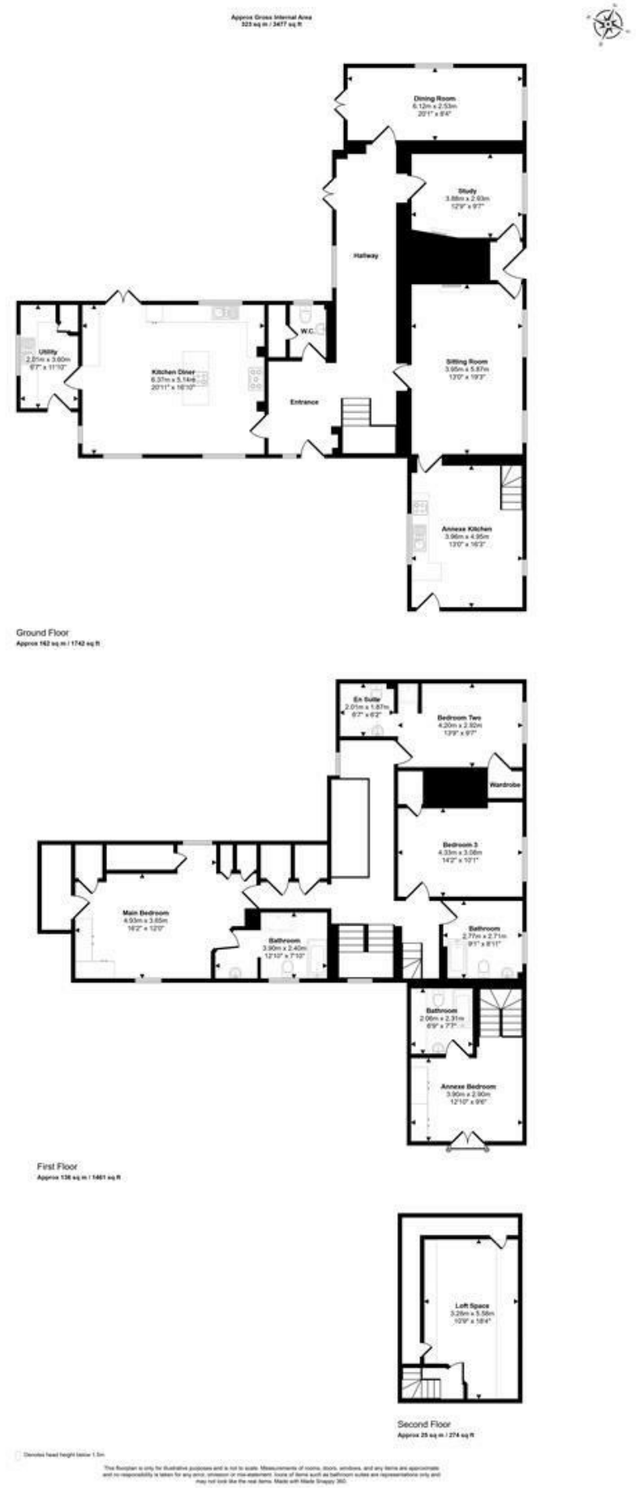
Guide Price
£675,000

A truly remarkable Grade II listed four bedroom detached cottage, dating back to the 17th century and extending to approximately 3,477 square feet, situated in the peaceful village of Holwell. Retaining a wealth of wonderful period features throughout and recently re-thatched, the property has been well maintained by the current ownership and is presented in excellent order. One of the four bedrooms forms part of a self-contained annexe. Offered for sale with the benefit of no onward chain.

Full of charm and character, the property boasts exposed wooden ceiling beams, original flagstone flooring, an inglenook fireplace with woodburner and a beautiful oak staircase, all combining to create a home of genuine historical significance and warmth. The ground floor offers an entrance hall, a generous sitting room, a study, a dining room, a traditional kitchen diner with an island and oil fired AGA, a utility room and a downstairs WC. On the first floor there are three double bedrooms, the principal and bedroom two both benefitting from en-suite facilities, all with built-in wardrobe storage, together with a family bathroom. A large and versatile loft space on the second floor adds further potential.

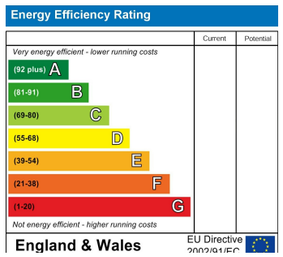
The self-contained annexe is accessed via the main sitting room and also benefits from its own separate entrance, comprising a kitchen, a double bedroom and its own bathroom. This is an ideal space for multi-generational living, visiting guests or a holiday let opportunity.

Outside, the garden is mainly laid to lawn with flower beds, mature shrubs and trees, enjoying a predominantly south westerly aspect and a good degree of privacy. Gravelled driveway parking for multiple vehicles is available.



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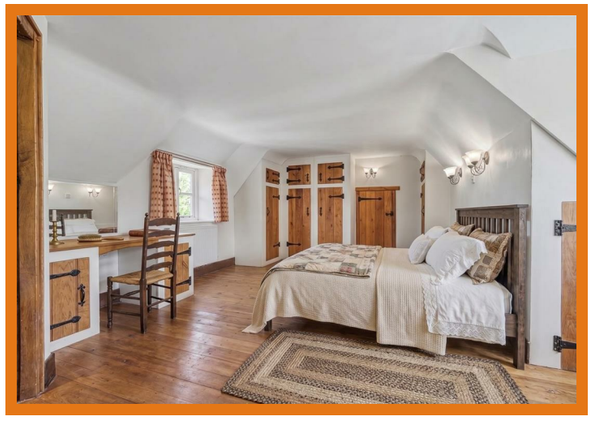














The Property

Inside
Ground Floor
The entrance hall sets the tone for the property, with the beautiful oak staircase rising to the first floor and doors leading off to the principal rooms. The sitting room is a truly impressive space, dominated by an inglenook fireplace housing a woodburner and featuring original flagstone flooring and exposed wooden ceiling beams, creating a wonderfully warm and characterful atmosphere. The study is a well proportioned and versatile room, ideal as a home office or additional reception space, and the dining room is a generous space with a triple aspect, perfectly suited to entertaining. The kitchen diner is a beautifully appointed traditional room, fitted with granite effect worksurfaces throughout and a central island, an integrated hob, oven, dishwasher and microwave, together with an oil fired AGA. Enjoying a dual aspect, double doors lead out to the patio area and a door leads through to the useful utility room. A downstairs WC completes the accommodation on this level.

First Floor
The landing gives access to all three bedrooms and the family bathroom, with stairs also rising to a large and versatile loft space on the second floor. The principal bedroom is a generous double benefitting from built-in wardrobe storage and its own en-suite bathroom.

Bedroom two is also a well proportioned double with built-in wardrobe storage and an en-suite shower room, while bedroom three is a further well proportioned double also with built-in wardrobe storage. The family bathroom serves the remaining bedrooms.

Annexe
The one bedroom annexe benefits from its own separate entrance as well as internal access, offering a good degree of independence and flexibility. It comprises a well appointed kitchen, a double bedroom and its own bathroom, making it an ideal space for multi-generational living, visiting guests or a holiday let opportunity.

Outside
Garden
This property has a generously sized wrap around garden that enjoys a predominantly south westerly aspect, a good degree of privacy and wonderful countryside surrounding. Mainly laid to lawn with well stocked flower beds, mature shrubs and trees, it is a lovely and well established outdoor space. A patio area abuts the rear of the property, accessed directly from the kitchen diner.

Parking
A gravelled driveway provides parking for multiple vehicles.

Useful Information

Energy Efficiency Rating Exempt
Council Tax Band D
Oil Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Holwell is a peaceful rural village set within the beautiful Dorset countryside, approximately 5 miles from the historic market town of Sherborne. Sherborne offers a range of shops, cafés, restaurants, supermarkets, schools and a mainline railway station. The larger town of Yeovil is around 10 miles away, providing further shopping, leisure and business facilities. The surrounding countryside offers excellent walking and cycling, while the Dorset coast is within easy reach. Holwell combines a tranquil country setting with convenient access to nearby towns and amenities.

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