Rolfe East







Long Street, Sherborne, DT9 3DD

Offers In The Region Of £180,000

- A hidden period cottage to restore - off Long Street.
- A rare opportunity for the town centre of Sherborne.
- Two bedrooms, sitting room, kitchen /dining room and bathroom.
- No further chain.
- A natural stone property accessed through a hidden door.
- Grade II listed with exposed beams, Hamstone fireplace and pine latch doors.
- Freehold with small area of flying freehold.
- Secluded and quite - yet a short level walk to town centre and station.
- Needs restoration - A superb chance to create a character home to your taste.
- Sold with vacant possession completion.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

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https://www.rolfe-east.com/

McDonald Cottage Long Street, Sherborne DT9 3DD

A HIDDEN PERIOD COTTAGE TO RESTORE - OFF LONG STREET. NO FURTHER CHAIN. Tucked away behind Long Street, one of Sherborne's best-known addresses, this stone cottage is a rare find. You reach it through a shared door from the street and along a covered passage, which opens into a shared courtyard. Step inside and the noise of the town is gone. The cottage keeps much of its period character: exposed beams, a ham stone fireplace in the main bedroom, exposed stone in the kitchen and pine latch doors. The ground floor has a sitting room with a brick fireplace and a kitchen/dining room. Upstairs, a landing leads to two bedrooms and the bathroom. There is mains gas central heating and double glazing. The cottage now needs full restoration. The work is likely to include the roof, whose sheets are believed to contain asbestos, damp treatment, repointing in suitable materials, and a new kitchen and bathroom. For the right buyer, this is a chance to restore a period home in a hidden corner of the town centre. The energy rating is D, with a potential rating of B. Listed building consent may be needed for some works. Sherborne's high street, the Abbey and the mainline station are a short level walk away, with direct trains to London Waterloo in just over two hours. Countryside walks start close by at Sherborne Castle, Purlieu Meadows and the Quarr Nature Reserve. The cottage is currently let and will be sold with vacant possession on completion. There is no parking. Council tax band C.

2 1 1 D

Council Tax Band: C





Shared door gives access to shared pathway leading to various properties. uPVC double glazed front door leads to

SITTING ROOM: 14’7 maximum x 12’6 maximum. A well-proportioned main reception room enjoying a wealth of cottage character including exposed beams, uPVC double glazed window to the front with stone windowsill cappings, brick fireplace recess, timber effect laminate flooring, radiator. Staircase rises to the first floor. Period pine panel door leads from the sitting room through to the

KITCHEN / DINING ROOM: 14’6 maximum x 11’9 maximum. A range of fitted kitchen units comprising laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, tiled surrounds, a range of drawers and cupboards under, space and plumbing for washing machine, space for electric oven, a range of matching wall mounted cupboards, wall mounted gas fired Worcester boiler, radiator, uPVC double glazed window to the front, feature exposed natural stone elevations.

Staircase rises from the sitting room to the

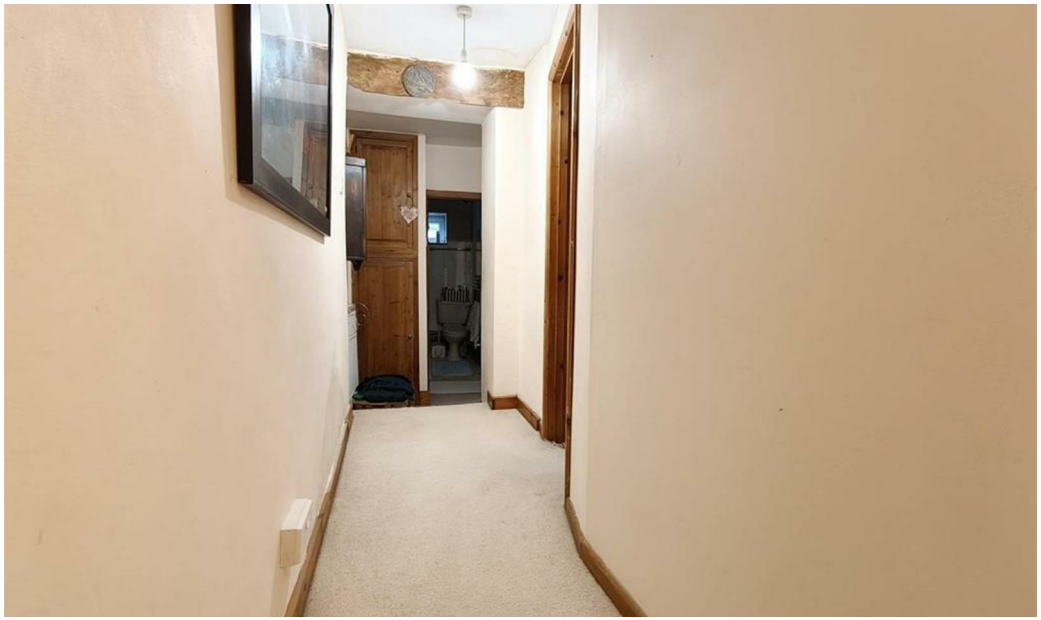
FIRST FLOOR LANDING: 17’8 maximum x 4’8 maximum. Exposed beams, radiator. Pine panel doors lead to shelved storage cupboard space. Pine latch cottage doors lead to the main first floor rooms.

BEDROOM ONE: 12’6 maximum x 10’2 maximum. A generous double bedroom enjoying a wealth of character, exposed beams, exposed Hamstone fireplace recess, radiator, uPVC double glazed window to the front.

BEDROOM TWO: 10’6 maximum x 7’ maximum. A second generous bedroom, uPVC double glazed window to the front, radiator. Pine doors lead to fitted wardrobe cupboard space. Further pine door to shelved cupboard space.

FIRST FLOOR BATHROOM: 8’ maximum x 4’7 maximum. Fitted low level WC, pedestal wash basin, panel bath with shower rail and wall mounted shower over, tiled surrounds, uPVC double glazed window to the side, chrome heated towel rail, extractor fan.







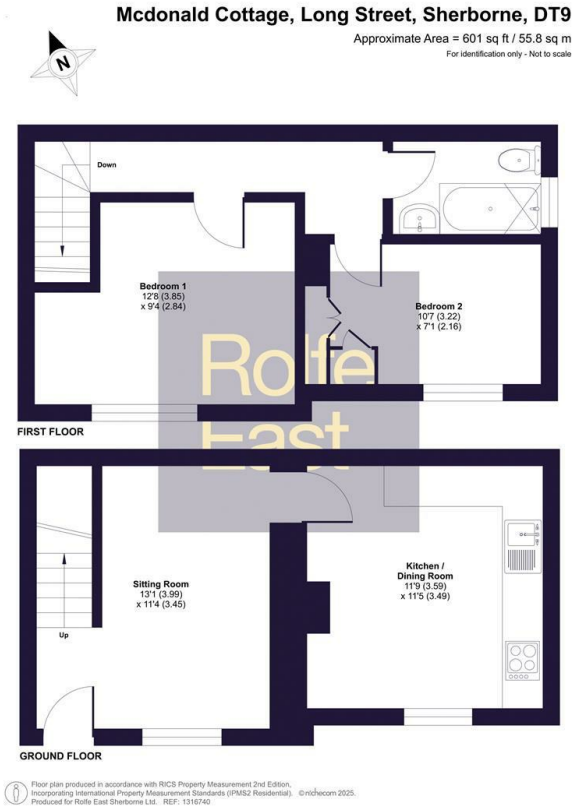



NEW YORK JAZZ











Directions

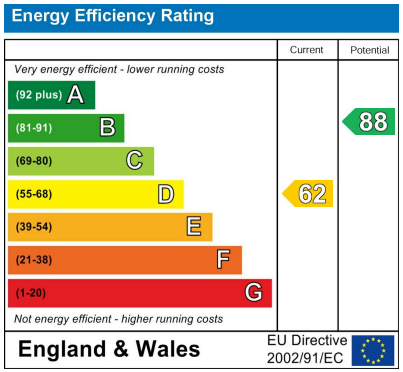
Proceeding along Long Street heading towards Sherborne town centre, enter in to a one way section of road. Focussing on the right hand side, there is a terrace of white fronted houses. You will see two property names. 'Ballentyne' and 'Castleton' Between these two name plates is a shared door. Press the doorbell marked 'McDonald' and someone will meet you at the door. Enter through the door to a shared pathway leading to the front of McDonald.

Viewings

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

Council Tax Band

C



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