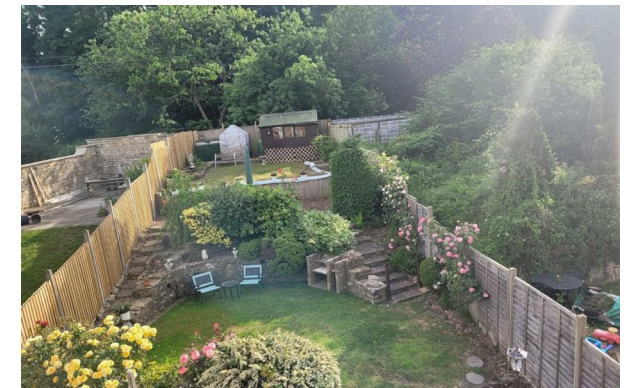


Rolfe East



Bath Terrace, Wincanton, BA9 8BL

Offers In Excess Of £360,000

- PRETTY VICTORIAN NATURAL STONE CHARACTER HOME.
- THREE GENEROUS DOUBLE BEDROOMS.
- FREE STREET PARKING AT THE FRONT OF THE HOUSE.
- MUST BE VIEWED INTERNALLY.
- BEAUTIFULLY PRESENTED WITH GOOD CEILING HEIGHTS AND PERIOD MOULDINGS.
- LARGE REAR GARDEN ENJOYING NICE VIEWS.
- SHORT WALK TO EXCELLENT TOWN CENTRE AMENITIES AND NEARBY COUNTRYSIDE.
- GAS FIRED RADIATOR CENTRAL HEATING AND PERIOD-STYLE UPVC DOUBLE GLAZING.
- THREE RECEPTION ROOM AREAS,
- SHORT DRIVE TO WINCANTON RACE COURSE!

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

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

2 Bath Terrace, Wincanton BA9 8BL

'2 Bath Terrace' is a beautifully presented, period, natural stone, terraced house boasting deceptively spacious accommodation extending to 1182 square feet with three double bedrooms. The house is located on the edge of Wincanton town in a desirable hillside address, enjoying lovely views at the front. The property is a short walk to the High Street of Wincanton with excellent amenities. It is also a very short drive to the famous Wincanton racecourse. The property is complimented by a generous, terraced, west-facing rear garden with lovely views from the top. The house is located in a conservation area and boasts period character features including excellent ceiling heights from the era, sash windows, period mouldings, panel doors and exposed beams. The house is very stylish and distinctive, having been finished sympathetically. With an excellent flow of natural light and a calming vibe, this home must be viewed to be appreciated. It is heated via a mains gas fired radiator central heating system and benefits from secondary double glazing on the front and period-style uPVC double glazing on the rear. The well-arranged, flexible accommodation is over three floors. It comprises entrance reception hall, sitting room, 'wow factor' open-plan kitchen / breakfast room, dining room, utility room / rear lobby and ground floor WC / cloakroom. On the first floor there is a landing area, two double bedrooms and a large family bathroom. On the second floor, there is a large master double bedroom enjoying a dual aspect and lovely views. This unique home enjoys lovely countryside walks and town centre walks from nearby the front door - ideal as you do not need to put the children or the dogs in the car! It is a very short walk to town centre of Wincanton and excellent amenities.



Council Tax Band: C



It is a short drive to the historic town centre of Sherborne with its superb boutique high street on the doorstep 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 drive to the mainline railway station to London Waterloo. Sherborne has 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 superb restaurant.

2 Bath Terrace is a charming 3 bedroom stone cottage in a unique location, set back from the road, in an elevated position on the edge of town. Within walking distance of Wincanton racecourse and Otter garden centre.

Within walking distance, the town of Wincanton offers an excellent range of amenities, pubs, library, post office supermarkets, schools and a lovely parish church. Berrys coaches run a superfast service from the memorial hall to central London. Several national trust properties are on the doorstep.

Nearby Sherborne is a pretty market town. With an array of independent shops and services. Famous for its boys school and the beautiful Abbey. The railway station runs a service to central London and Exeter.

2 Bath Terrace is an attractive stone cottage offering spacious accommodation over 3 floors.

The sitting room is tastefully decorated in classic style. With a large secondary glazed window that allows lots of natural light. Down the spacious hallway you will find the wow factor

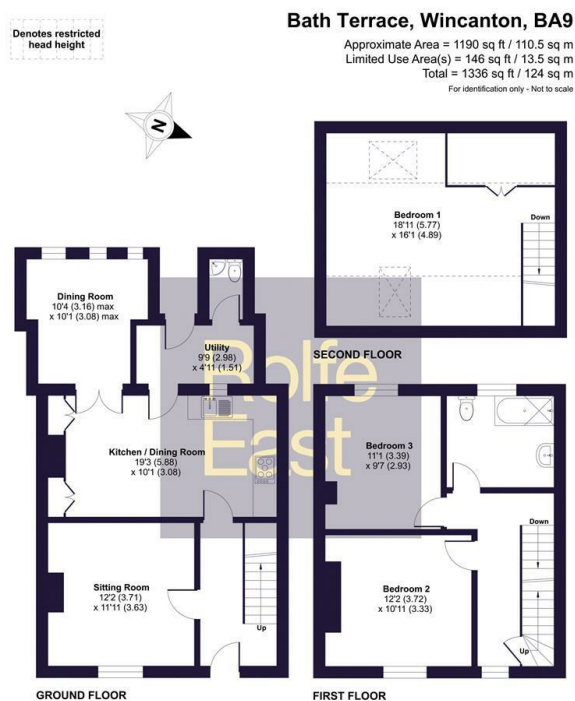
kitchen/breakfast room. Equipped with a range of base and wall cupboards. Lots of space for stand alone furniture and seating for that morning cuppa! A glazed double door gives access to a separate good size dining room filled with natural light. The utility room is accessed through a stable door. Plumbing for a washing machine and ample space for other white goods. Downstairs toilet. Door to garden.

On the 1st floor, The front bedroom is a good sized double and enjoys lovely views across farmland. Bedroom 2 is a double with views over the garden at the back. The bathroom is also a good size and has a double glazed frosted window. The stunning master bedroom is on the second floor. Features fitted wardrobes and eaves storage. Lots of room to create a sitting area or office space. Velux windows allow for natural light. Views across farmland and the rear garden.

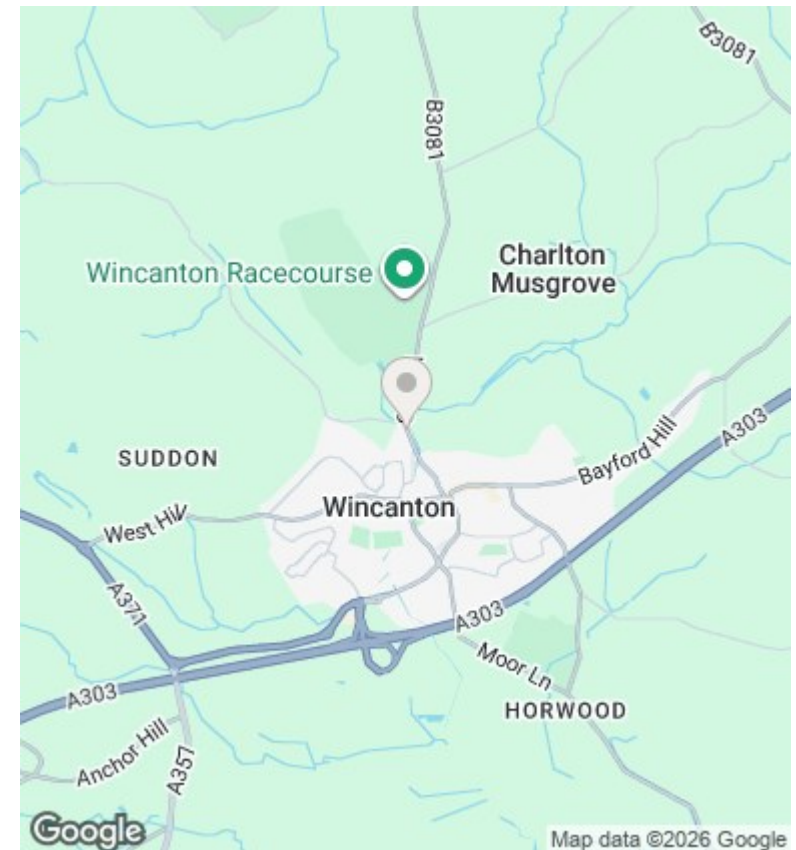
At the front of the house a gate takes you through to a low maintenance garden with a Mediterranean feel. The rear garden, on 3 levels, is a feature of the property. A combination of lawns, shrubs, raised flowerbeds and stone walls give the garden its character. Making it ideal for alfresco dining.







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1446225



Directions

Viewings

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

Council Tax Band

C

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