

# Rolfe East



North Street, Sherborne, DT9 6SA

Guide Price £318,000

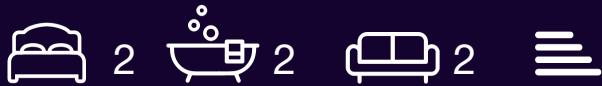
- CHARMING THATCHED GRADE II LISTED CHARACTER COTTAGE IN PRETTY VILLAGE.
- SUBSTANTIAL WEST-FACING REAR COTTAGE GARDEN AND SINGLE GARAGE.
- EXPOSED BEAMS, INGLENOOK FIREPLACE WITH BREAD OVEN FEATURE, WINDOW SEATS.
- TWO DOUBLE BEDROOMS, FIRST FLOOR BATHROOM AND GROUND FLOOR WC.
- ELECTRICALLY FIRED RADIATOR CENTRAL HEATING SYSTEM.
- SECONDARY DOUBLE GLAZING.
- PRETTY VILLAGE LOCATION AMONGST OTHER CHARACTER PROPERTIES.
- SHORT WALK TO VILLAGE PUB, PRIMARY SCHOOL AND PARISH CHURCH.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- VACANT - NO FURTHER CHAIN.

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# 9 North Street, Sherborne DT9 6SA

WITH GARAGE! A very pretty, natural stone, thatched, Grade II listed, character cottage situated in a top address amongst other period properties in this popular Dorset village, a short walk to the popular village pub and primary school. The cottage boasts a substantial, west-facing rear garden plus single garage. The cottage is in excellent decorative order throughout and retains many original character features including an Inglenook fireplace with bread oven feature, exposed beams and window seats. The deceptively spacious accommodation is well arranged and comprises entrance hall, sitting room / dining room, open-plan kitchen / breakfast room and cloakroom / WC. On the first floor there is a landing area with study space, large master double bedroom with dressing area and fitted wardrobes, second double bedroom and a family bathroom. It is heated via an electrically fired radiator central heating system and cast iron log burning stove. It also benefits from secondary double glazing. There are great country lane walks from the front door - ideal as you do not need to put the children or the dogs in the car. This rare property is situated in the picturesque and attractive village of Bradford Abbas, close to a church, a primary school and a public house. The historic town centre of Sherborne is only a short drive away 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 drive to the mainline railway station to London Waterloo. 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. The cottage is perfect for aspiring couples or families or those seeking a pied-a-terre in the West Country. VACANT.



Council Tax Band: D



Paved steps and pathway lead to front door, outside light, oak front door to

**ENTRANCE HALL:** Electric light, exposed beams. Multi pane glazed doors leads from the entrance hall to the

**SITTING ROOM:** 20'5 maximum x 15'8 maximum. A well-proportioned main reception room enjoying a wealth of character including exposed heavy beams, inglenook fireplace and paved hearth, cast iron log burning stove, bread oven feature. Multi pane window to the front with secondary glazing, radiator, TV point. Staircase rises to the first floor. Door leads to understairs storage cupboard space, fitted bookshelves, serving hatch to the kitchen/dining room. Multi pane glazed door leads from the sitting room through to the

**KITCHEN / DINING ROOM:** 17'11 maximum x 10'3 maximum. A range of fitted Shaker-style panelled kitchen units comprising granite work surface and surrounds, inset ceramic one and a half sink bowl, mixer tap over, inset electric hob with electric oven under, a range of drawers and cupboards under, integrated Neff dishwasher, space and plumbing for washing machine, integrated fridge and freezer, a range of matching wall mounted cupboards with wall mounted cooker hood extractor fan. This room enjoys a light dual aspect with double glazed window to the side, multi pane window to the rear overlooks the rear garden, secondary glazing, ceramic floor tiles, serving hatch to the sitting room, multi pane glazed double French doors with secondary glazing opens to the rear.

Latch door from the sitting room leads to the

**CLOAKROOM:** Fitted low level WC, wall mounted wash basin, tiled

floor, multi pane window to the front, chrome heated towel rail.

Staircase rises from the sitting room to the

**FIRST FLOOR LANDING:** A generous landing area with small office space - 11'2 maximum x 9'7 maximum. Window to the rear, exposed beams, exposed floorboards. Pine cottage latch doors lead off the landing to the first-floor rooms.

**MASTER BEDROOM:** 24'2 maximum x 9'3 maximum. A huge master double bedroom with multi pane window overlooking the rear garden, secondary glazing, fitted window seat with fitted cupboards, radiator, exposed floorboards, doors lead to shelved storage cupboard and wardrobe space, further door leads to shelved airing cupboard housing pressurised sealed hot water cylinder and immersion heater plus electric boiler, electric light connected.

**BEDROOM TWO:** 9'11 maximum x 9'6 maximum. A second double bedroom, multi pane window to the front, secondary glazing, exposed beams, exposed floorboards, radiator, double doors lead to fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 7' maximum x 5'7 maximum. A period-style white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiled walls, window to the front, tiled floor, chrome heated towel rail, extractor fan.

**OUTSIDE:**

There is a portion of front garden laid mainly to flowerbed boasting miniature topiary and hedges, a variety of flowers and plants. Paved pathway leads to front door with outside light.

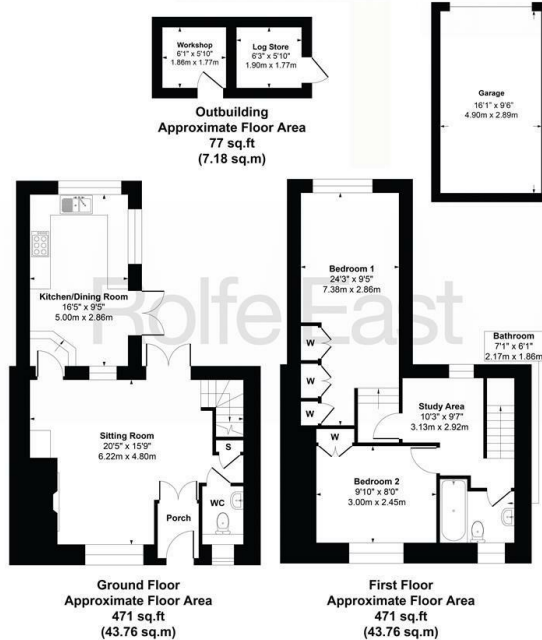
The MAIN GARDEN lies at the rear of the property and measures approximately 90' in length maximum x 23' in width maximum. It is beautifully presented and landscaped in keeping with the cottage theme. There is an area of paved patio providing a good degree of privacy, outside tap, outside light. Steps rise to the main lawned area with a variety of well stocked flowerbeds and borders, fishpond, a variety of mature trees, shaped flowerbeds bordered by topiary and miniature hedging, vegetable garden. The rear garden is enclosed by mature hedges and timber panel fencing, NATURAL STONE OUTBUILDING with light and power connected, further attached LOG STORE. A timber gate at the rear of the garden gives access to a walkway leading to single garage

SINGLE GARAGE in block: 16'1 in depth x 9'6 maximum. Metal up and over door.

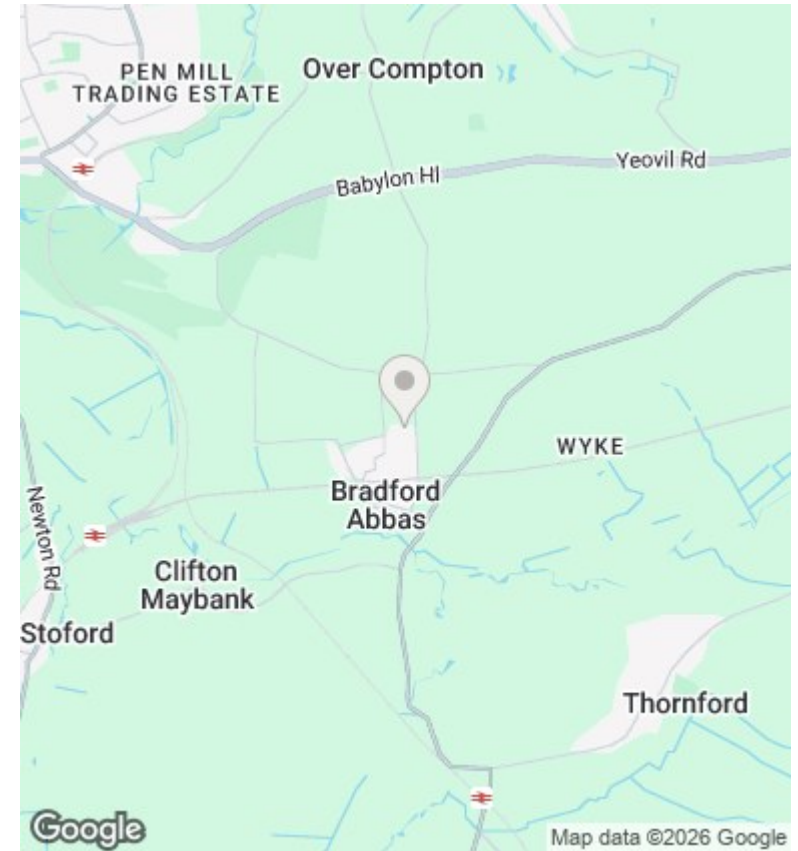




North Street, Bradford Abbas, Dorset, DT9



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## Directions

## Viewings

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

## Council Tax Band

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