Rolfe East







North Road, Charlton Horethorne, DT9 4NS

Guide Price £675,000

- VERY ATTRACTIVE GRADE II LISTED DETACHED STONE HOUSE.
- DOUBLE CARPORT.
- SUNNY EAST-TO-WEST ASPECT.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAILINE RAILWAY STATION TO LONDON.
- STANDING IN IMPRESSIVE GROUNDS AND GARDEN EXTENDING TO 0.40 ACRES APPROX.
- TOP SOMERSET VILLAGE LOCATION.
- OIL FIRED RADIATOR CENTRAL HEATING AND CAST IRON LOG BURNING STOVE.
- LARGE PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING FOR TEN CARS OR MORE.
- FOUR GENEROUS BEDROOMS - ONE GROUND FLOOR BEDROOM AND THREE FIRST FLOOR.
- SHORT WALK TO EXCELLENT VILLAGE PUB, SHOP, SCHOOL, VILLAGE HALL AND MORE.

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Gable Cottage North Road, Charlton Horethorne DT9 4NS

‘Gable Cottages’ is a very attractive, natural stone, Grade II listed, detached house situated in a very popular residential address near the centre of the highly sought-after village of Charlton Horethorne with Sherborne town and the mainline railway station to London Waterloo a short drive away. This lovely home stands in a large, level plot extending to just under half an acre (0.40 acres approximately) with a large, lawned rear garden boasting a sunny westerly aspect. There is a double carport plus a sweeping driveway approach providing parking for ten cars or more. It benefits from good levels of natural light from a sunny east-to-west aspect. The cottage retains many character features including stone mullion windows with lattice leaded lights, stone fireplace and much more. It is heated by oil fired radiator central heating plus a cast iron log burning stove. The accommodation is well arranged over two floors and comprises entrance reception hall, sitting room, dining room, kitchen / breakfast room, utility room, side lobby, ground floor double bedroom four and a ground floor WC / shower room. On the first floor there is a landing area, three generous bedrooms and a family bathroom. There is plenty of potential to reconfigure the existing accommodation or add an extension at the rear, subject to the necessary planning permission. There are countryside and village centre walks from the front door – ideal as you do not need to put the children or the dogs in the car! The property is located in a fantastic residential address, a short walk to the pretty village centre, village pub and shop. The village offers The Kings Arms, an award winning superb public house hotel offering great food and ambience. There is also The Village Store awarded a National Treasures Award by Good Housekeeping 2020, active village hall and community, attractive central village green, primary school and church. Horse riding, walking and sporting opportunities are plentiful.

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Council Tax Band: C





Access to the A303 trunk road to London and the south west is good. It is only a short drive to the centres of Sherborne, Bruton and Wincanton towns. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland.

The historic town centre of Sherborne is 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 making London Waterloo directly in just over two hours. Sherborne has also 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.

Period front door leads to

ENTRANCE RECEPTION HALL: 10'5 maximum x 7'3 maximum. A generous greeting area providing a heart to the home. Staircase rises to the first floor. Stone mullion leaded light window to the side. Radiator, understairs storage recess. Archway leads through to

DINING ROOM: 13'3 maximum x 13'4 maximum. A well presented reception room, feature stone mullion leaded light window to the front. Radiator, stone feature fireplace recess. Doors lead off the dining room to further rooms.

SITTING ROOM: 23'3 maximum x 13'3 maximum. A generous main reception room enjoying a light dual aspect with two feature natural stone mullion windows to the front with leaded light windows, secondary glazing, double glazed window to the side, two radiators, stone feature fireplace and hearth with cast iron log burning stove, TV point, telephone point.

Panel door from the dining room leads to the

KITCHEN BREAKFAST ROOM: 16'7 maximum x 9'6 maximum. A range of fitted oak panelled kitchen units comprising laminated work surface, tiled surrounds, double stainless steel sink bowl and drainer unit, mixer tap over, space and point for electric oven, a range of drawers and cupboards under, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, double glazed door to the rear overlooks the rear garden. double glazed window to the rear overlooks the rear garden. Door leads to shelved larder cupboard. Door from the kitchen breakfast room leads to the

UTILITY ROOM: 9'8 maximum x 6'1 maximum. Laminated work surface, space and plumbing for washing machine and tumble dryer. Floor standing Grant oil fired boiler, radiator, window to the side, double glazed door to the side.

Panel door from the sitting room leads to the

SIDE LOBBY: 7'8 maximum x 4'2 maximum. Quarry tiled floor. Double glazed and panelled door to the side. Doors lead off the side lobby to further rooms.

GROUND FLOOR BEDROOM FOUR: 14'6 maximum x 9'3 maximum. A generous double bedroom, two double glazed windows to the rear overlook the rear garden, radiator, doors lead to fitted wardrobe cupboard space, shelved alcove.

GROUND FLOOR SHOWER ROOM / WC: 7'3 maximum x 5' maximum. A white suite comprising low level WC, pedestal wash basin, tiled splashback, glazed corner shower cubicle with wall mounted electric shower over, tiled floor, radiator, window to the side, shaver light and point, extractor fan.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 26'1 maximum x 5'11 maximum. Two windows to the rear. Two ceiling hatches to loft space. Doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'1 maximum x 9'11 maximum. A double bedroom. Stone mullion leaded light window to the front enjoying pleasant countryside views beyond neighbouring properties. Window seat, radiator. Moulded skirting boards and architraves, double doors lead to fitted wardrobe cupboard.

BEDROOM TWO: 13'9 maximum x 10'1 maximum. A second double bedroom, stone mullion leaded light window to the front enjoying countryside views beyond neighbouring properties. Window seat, radiator, shelved alcove. Door leads to fitted

wardrobe.

BEDROOM THREE: 10'4 maximum x 8'1 maximum. A generous third bedroom, stone mullion leaded light window to the front, radiator.

FIRST FLOOR FAMILY BATHROOM: 9' maximum x 11' maximum. A white suite comprising wash basin and work surface with tiled surrounds, low level WC, panel bath, radiator, shaver point, leaded light stone mullion window to the front, window seat. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves.

OUTSIDE: This beautiful property stands in a substantial level plot extending to just under half an acre (0.40 acres approximately).

Private driveway access from the country lane leads to a sweeping driveway approach providing off-road parking for five cars at the front. The driveway leads to the side and rear of the property providing off-road parking for a further six or seven cars plus turning bay. Driveway benefits from outside tap and outside light. Driveway leads to

DETACHED TIMBER DOUBLE CARPORT: 17'8 in depth x 18'11 in width. Light and power connected. Loft storage above. Attached timber storage area.

GARDENS: The plot enjoys a sunny east to west aspect. The front garden is east facing and provides a good depth from the country lane. It is laid mainly to lawn and enclosed by natural stone walls. Access and a pathway on the northern side of the property leads to a lawned side garden enclosed by natural stone walls and boasting a variety of well-stocked flower beds and borders. Oil tank. Stone archway gives side access to the main rear garden.
A generous rear garden laid mainly to lawn and boasting a very good degree of privacy, backing onto fields and enjoying a sunny westerly aspect. Stone paved patio seating area with natural stone walls, rainwater harvesting butt, outside lighting. Attached natural stone garden store. timber potting shed. The rear garden boasts a variety of mature fruit trees and a selection of well stocked flower beds and borders.









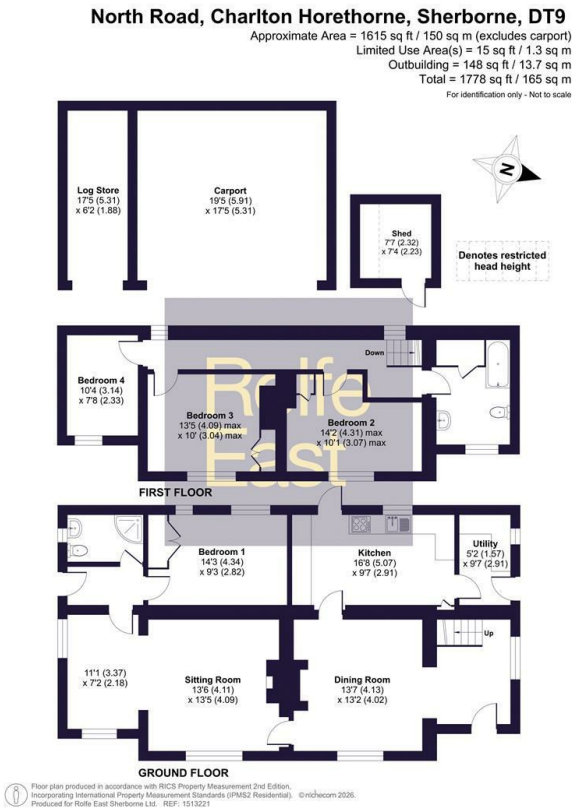














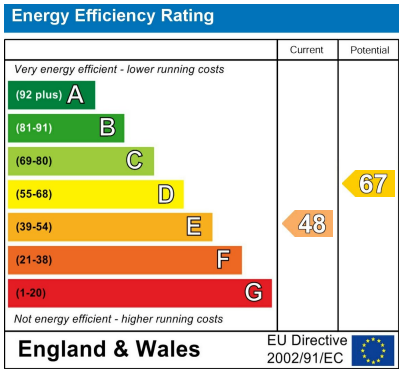
Directions

Viewings

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

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