Rolfe East







Brierley Hay, Yetminster, DT9 6NR

Guide Price £550,000

- SUBSTANTIAL DETACHED DOUBLE-FRONTED MODERN HOUSE (1673 square feet).
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO OVER A QUARTER OF AN ACRE.
- JETMASTER OPEN FIREPLACE.
- VACANT - NO FURTHER CHAIN.
- TOP RESIDENTIAL CUL-DE-SAC ADDRESS NEAR PRETTY VILLAGE CENTRE.
- REAR GARDEN BACKS ON TO FIELDS AND BOASTS EASTERLY ASPECT.
- SHORT WALK TO VILLAGE PUB, CAFE, SHOP, PRIMARY SCHOOL AND MUCH MORE.
- ATTACHED DOUBLE GARAGE AND LONG DRIVEWAY - PARKING FOR 5 CARS OR MORE.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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4 Brierley Hay, Yetminster DT9 6NR

VACANT - ‘4 Brierley Hay’ is a beautifully presented, double-fronted, detached house (1673 square feet) situated in a very sought after cul-de-sac location, a short walk to the pretty heart of this sought-after Dorset village with excellent amenities on the doorstep. The property has been the subject of extensive improvement throughout and boasts uPVC double glazing, oil-fired radiator central heating and a Jetmaster open fireplace. It occupies a generous level plot and front and rear gardens extending to just over a quarter of an acre (0.26 acres approximately). The rear garden backs on to fields and enjoys a sunny easterly aspect. This exclusive home boasts a large front garden giving a good depth from the head of the cul-de-sac. There is a private driveway providing off road parking for five cars or more leading to an attached double garage with loft storage room above. There is free unrestricted street parking nearby. There are lovely countryside and village centre walks from nearby the front door – ideal as you do not need to put the dogs or the children in the car! The accommodation boasts excellent levels of natural light from a sunny west-to-east aspect and dual / triple aspects. It comprises large entrance reception hall, large sitting room, dining room, kitchen / breakfast room, utility room and ground floor WC. Stairs rise from the entrance reception hall to a first-floor landing area, master double bedroom with countryside view and an en-suite shower room, three further double bedrooms and a family bathroom. This property offers fantastic potential for extension at the rear and aide, or reconfiguration (subject to the necessary planning permission). Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone.

4 3 2 E

Council Tax Band: F





As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shops, deli and a sports/social club with playing grounds and tennis courts. The village has a railway station linking you to the coastal town of Weymouth to central Bristol Templemeads and Gloucester. This line connects you to the station at Castle Cary where you can pick up the train to London Paddington. It is a short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. 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.

Pathway leads to large storm porch with outside light. uPVC double glazed front door and side light leads to

ENTRANCE RECEPTION HALL: 16'1 maximum x 7'3 maximum. A generous greeting area providing a heart to the home, hardwood staircase rises to the first floor, engineered oak floor, under stairs recess, radiator. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 20'2 maximum x 12'8 maximum. A generous main reception room with a light dual aspect with uPVC double glazed window to the front enjoying a sunny southerly aspect, uPVC double glazed doors open onto the rear garden, views to countryside beyond, open Jetmaster fireplace with paved hearth, engineered oak floor, two radiators, TV point, telephone point.

DINING ROOM / RECEPTION TWO: 12'6 maximum x 10' maximum. Able to accommodate large dining room table, uPVC double glazed window to the rear overlooks the rear garden, radiator, engineered oak floor.

KITCHEN BREAKFAST ROOM: 12'7 maximum x 10'4 maximum. A range of contemporary oak panelled kitchen units comprising laminated worksurface and surrounds, inset stainless steel one-and-a-half sink bowl and drainer unit with mixer tap over, inset Neff electric hob with glass splashback, a range of drawers and cupboards under, integrated Neff dishwasher, integrated fridge and freezer, built in stainless steel Neff electric oven and grill, a range of matching wall mounted cupboards, wall mounted Neff cooker hood extractor fan, breakfast bar with cupboards under, radiator, floor tiles, uPVC double glazed windows to the rear overlooks the rear garden enjoying views to countryside and hills beyond. Panel door from the kitchen breakfast room leads to

UTILITY ROOM: 10'7 maximum x 6'1 maximum. Laminated worksurface and surrounds, inset stainless steel sink bowl and drainer unit with mixer tap over, cupboard under, space and plumbing for washing machine and tumble dryer, tiled floor. uPVC double glazed window to the rear overlooks the rear garden, uPVC double glazed door to the rear, ceiling hatch to loft space above, radiator. Internal door leads to the garage.

Panel door from the entrance hall leads to

CLOAKROOM / WC: 3'10 maximum x 6'7 maximum. Fitted low level WC, wall mounted wash basin, tiled splash back, radiator, engineered oak floor, uPVC double glazed window to the front.

Hardwood staircase rises from the entrance hall to the

FIRST FLOOR LANDING: 12'4 maximum x 10' maximum. A generous landing area, uPVC double glazed window to the front, ceiling hatch and ladder to loft storage space. Double panel doors lead to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 11'10 maximum x 12'8 maximum. A generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden, views over playing field to countryside beyond, radiator, double doors lead to fitted wardrobe cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 9'5 maximum x 3'7 maximum. A modern white suite comprising low level WC, pedestal wash basin, tiled splash back, glazed shower cubicle with wall mounted electric shower over, tiled surrounds, ceramic floor tiles, radiator, shaver light and point, double glazed Velux ceiling window to the rear.

BEDROOM TWO: 11'6 maximum x 12'6 maximum. A second generous double bedroom, uPVC double glazed window to the rear enjoying countryside views, radiator, double doors lead to fitted wardrobe cupboard space.

BEDROOM THREE / OFFICE: 9'7 maximum x 7'3 maximum. uPVC double glazed window to the front enjoying cul-de-sac views, radiator, double doors lead to fitted wardrobe cupboard space.

BEDROOM FOUR: 11' maximum x 7'4 maximum. uPVC double glazed window to the

front, radiator, door leads to fitted wardrobe cupboard space.

FAMILY BATHROOM: 9’7 maximum x 5’3 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, panel bath with mains shower tap arrangement over, tiling to splash prone areas, heated towel rail, uPVC double glazed window to the rear, tiled floor.

OUTSIDE:
This property stands in a generous level plot and gardens extending to just over a quarter of an acre (0.26 acres approximately).

At the front of the property there is a portion of lawned garden 69’ from the head of the cul-de-sac. A dropped curb gives vehicular access to a private driveway providing off road parking for 5 cars. Pathway leads to storm porch with outside light, the front garden boasts a variety of mature trees.

ATTACHED DOUBLE GARAGE: 16’7 in width x 22’4 maximum in depth. Two metal up-and-over garage doors, light and power connected, uPVC double glazed window to the rear, personal door leads to the utility room, garage houses oil fired radiator and central heating boiler, space for chest freezer, ceiling hatch and loft ladder gives access to loft storage space above.

Timber side gate gives access to a side area laid to paving and stone chippings. This area houses oil tank, space to store recycling containers and wheelie bins. Side area leads to the main rear garden.

MAIN REAR GARDEN has an easterly aspect. It is level and laid mainly to lawn enjoying a good degree of privacy. It is enclosed by mature hedges and backs onto a playing field with countryside beyond. There are a variety of well stocked flowerbeds and borders enjoying a selection of mature trees, plants and shrubs, large paved patio seating area, outside tap.









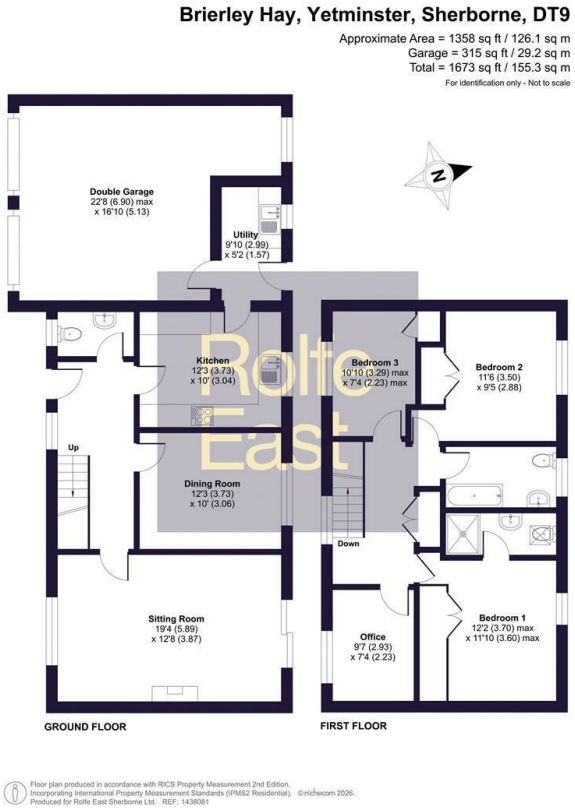














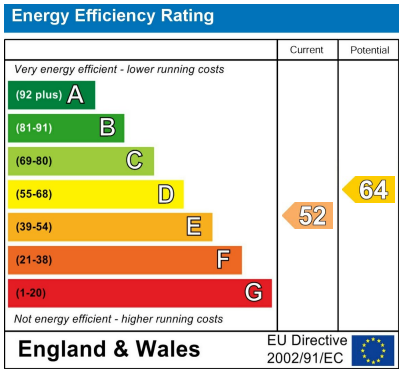
Directions

Viewings

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

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