Rolfe East







Camel Street, Marston Magna,

Guide Price £400,000

- SUBSTANTIAL NATURAL STONE GRADE II LISTED 17th CENTURY SEMI-DETACHED COTTAGE.
- FLEXIBLE ACCOMMODATION EXTENDING TO 2428 SQUARE FEET.
- FLEXIBLE ACCOMMODATION WITH THREE RECEPTION ROOMS.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- FOUR DOUBLE BEDROOMS - ONE WITH EN-SUITE BATHROOM.
- INGLENOOK FIREPLACE, BEAMS AND WINDOW SEATS.
- LEVEL REAR GARDEN.
- DOUBLE GARAGE PLUS CARPORT AND DRIVEWAY PARKING FOR THREE CARS
- ELECTRIC RADIATORS, LOG BURNING STOVE AND SECONDARY DOUBLE GLAZING.
- POPULAR VILLAGE LOCATION WITH EXCELLENT ACCESS TO A303 TRUNK ROAD.

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Camel Street, Marston Magna

‘The Old Smoke House’ is a very pretty, natural stone, semi-detached, period Grade II listed, 17th century cottage that is a former historic smoke house but now a deceptively spacious, delightful four-bedroom cottage. This unique conversion has flexible accommodation extending to 2428 square feet. It is situated in a popular residential area close to the heart of the village and historic parish church. The property has driveway parking for three cars leading to a timber carport and attached double garage. There is a portion of level, lawned garden at the rear of the cottage enjoying an easterly aspect plus a private courtyard garden. The property is heated via electric radiators and a cast iron log burning stove plus it benefits from secondary double glazing on the front. There is a wealth of character features including heavy exposed beams, window seats, Inglenook fireplace and natural stone fireplace and original natural stone smoking alcove. The well-arranged, deceptively spacious, flexible accommodation enjoys a good level of natural light from dual aspects. It comprises dining hall, sitting room, lounge, kitchen breakfast room, inner hall, utility room and ground floor WC / cloakroom. On the first floor there is a large master bedroom with en-suite bathroom, two further double bedrooms and a family shower room. On the second floor there is a large attic room / double bedroom. The property is conveniently positioned a very short drive to the A303 trunk road to London and the South West. Marston Magna is a quaint village on the borders of Somerset and Dorset, full of period character properties and is only a short drive to the historic town centre of Sherborne 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 very short drive to the mainline railway station to London Waterloo. MUST BE VIEWED!

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Council Tax Band: E





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.

Glazed and panelled front door leads to

ENTRANCE DINING HALL: 17’10 maximum x 12’3 maximum. A generous reception room, multipane window to the front, secondary glazing, window seat, exposed beams, two natural stone fireplace recesses, timber effect flooring, electric radiator, staircase rises to the first floor, door leads to under stairs storage cupboard space, internal window, telephone point. Entrance leads to

INNER HALL: 35’7 maximum x 3’6 maximum. Multipane and panelled door to the side, timber effect flooring, exposed beams. Further HALL AREA / BOOT ROOM: 4’1 maximum x 4’3 maximum. Internal door to attached garage.

Doors lead off the inner hall to further ground floor rooms.

SITTING ROOM: 17’11 maximum x 17’ maximum. A room with a wealth of character features including large inglenook fireplace with cast iron log burning stove and flagstone hearth, bread oven feature, former stone staircase, flagstone floor, multipane window to the front with secondary glazing, window seat, second window to the front with secondary glazing, exposed heavy beams, electric radiator, TV ariel attachment, illuminated fireside recess alcove.

LOUNGE: 21’11 maximum x 15’1 maximum. A generous main reception room, exposed beams, two electric radiators, timber effect flooring, double glazed sliding patio door opens to the rear courtyard.

KITCHEN BREAKFAST ROOM: 18’10 maximum x 10’9 maximum. A useful open-plan room enjoying a light dual aspect with multipane window to the front with secondary glazing, window seat, multipane window to the side. A range of period-style panelled kitchen units comprising quartz effect worksurface, inset ceramic one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, fitted wine rack, integrated dishwasher, a range of matching wall mounted cupboards and glazed display cabinets, wall mounted shelf unit, brick fireplace recess houses electric Aga, further recess provides space for electric oven, space for upright fridge freezer, multipane window to the front with secondary glazing and window seat, timber effect flooring.

UTILITY ROOM: 7’3 maximum x 4’10 maximum. Worksurface with stainless steel sink bowl and drainer unit, cupboards under, recess proves space for tumble dryer and washing machine, window to the rear, tiled floor.

CLOAKROOM / WC: 4’2 maximum x 4’6 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, window to the side, timber effect flooring.

Staircase rises from the dining hall to the

FIRST FLOOR LANDING: 18’1 maximum x 4’5 maximum. A generous landing area, window to the rear, panel door leads to airing cupboard housing electric water boiler, shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 21’5 maximum x 17’10 maximum. A generous master bedroom enjoying a light dual aspect with two multipane windows to the front with secondary glazing, multipane window to the rear with secondary glazing, fitted wardrobe cupboard space, electric radiator, dressing area, internal window to illuminated alcove that is the original smoke house. Panel door from the master bedroom leads to

EN-SUITE BATHROOM: 9’3 maximum x 7’ maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with glazed shower screen over, wall mounted mains shower tap arrangement over, tiling to splash prone areas, multipane window to the front, secondary glazing, electric radiator, mirrored bathroom cabinet, extractor fan.

BEDROOM TWO: 11’6 maximum x 8’4 maximum. A second generous bedroom, multipane window to the front with secondary glazing, exposed beams, fireplace recess, timber effect flooring.

BEDROOM THREE: 8’6 maximum x 7’11 maximum. A third double bedroom, multipane window to the rear with secondary glazing, timber effect flooring.

FAMILY SHOWER ROOM: 9’1 maximum x 5’10 maximum. A modern white suite

comprising low level WC, pedestal wash basin, walk-in double-sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, extractor fan, multipane window to the front, electric radiator, shaver point.

Staircase rises from the first floor landing to the second floor.

BEDROOM FOUR / ATTIC ROOM: 12'1 maximum x 10'7 maximum. A fourth double bedroom enjoying a light dual aspect with double glazed Velux ceiling window to the rear, window to the side, exposed beams and rafters, light and power connected, door leads to eaves storage cupboard space.

OUTSIDE:
At the front of the property a pathway leads to the front door with outside light.

Timber five bar gate at the side of the property gives vehicular access to an

ATTACHED GARAGE at the rear of the property 21'4 maximum in width x 16'10 maximum in depth. Light and power connected, automatic up-and-over garage door, internal door to inner hall, door and window leads to inner courtyard.

Please note: The driveway at the side has shared vehicular access around the rear for the property next door.

There is a parking area for several cars leading to

CARPORT: 15'11 maximum x 11'11 maximum.

Timber gate at the side of the carport gives access to the

MAIN GARDEN: 34' in depth x 28' in width maximum. It is laid to a portion of lawned garden and enclosed by timber panel fencing and boasts a variety of mature trees and shrubs.






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GNP 816



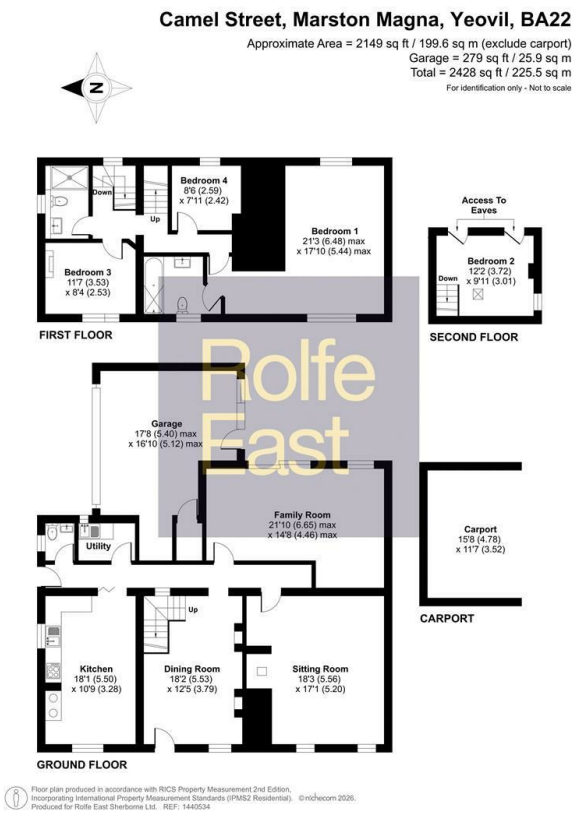


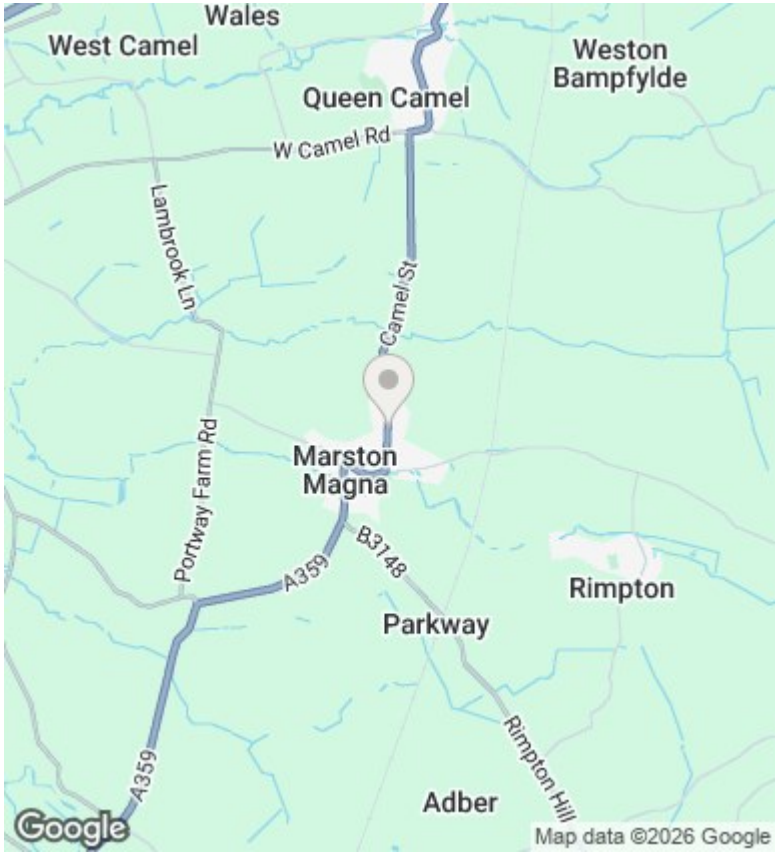












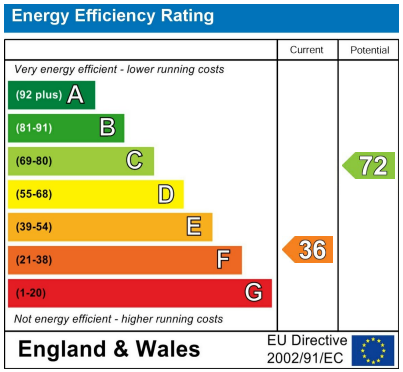
Directions

Viewings

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

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