

# Rolfe East



## Newtown, Milborne Port, DT9

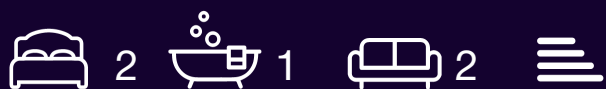
Price Guide £312,000

- CHARMING GRADE II LISTED PERIOD END-OF-TERRACE CHARACTER THATCHED COTTAGE.
- TOP ADDRESS A SHORT WALK TO THE VILLAGE SHOP, PUB, RESTAURANT, DOCTORS ETC.
- GAS FIRED RADIATOR CENTRAL HEATING.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- 72' REAR GARDEN BACKING ON TO COUNTRYSIDE AND FOOTPATH WITH LARGE CABIN.
- CHARACTER INCLUDE BEAMS, WINDOW SEAT, LATCH DOORS AND OPEN FIREPLACE.
- COUNTRYSIDE WALKS FROM THE DOOR!
- DRIVEWAY PARKING FOR 2-3 CARS LEADING TO DETACHED GARAGE.
- DECEPTIVELY SPACIOUS ACCOMMODATION ENJOYING GOOD LEVELS OF NATURAL LIGHT.
- A SHORT WALK TO THE VILLAGE CENTRE AND GREAT AMENITIES.

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

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

PRETTY THATCHED PERIOD COTTAGE! DETACHED GARAGE AND AMPLE DRIVEWAY PARKING! COUNTRYSIDE VIEWS AT THE REAR! A SIMPLY LOVEY CHARACTER COTTAGE! 'Blackberry Cottage, 42 Newtown' is a deceptively spacious, beautifully presented, pretty, end-of-terrace, period, Grade II listed, thatched cottage situated in one of the best residential addresses on the edge of this fantastic Somerset village. It is only a short walk to the village shop, pub, school and other amenities and yet backing on to beautiful countryside and a footpath – you can walk the dogs in countryside from the door! The property is a short drive to Sherborne town centre and the mainline railway station to London Waterloo. The house boasts a generous, level rear garden (72' x 26'5) with large, detached timber cabin / home office and stone outbuilding, plus driveway parking for two to three cars leading to a detached garage. The home is simply lovely inside and out with gas fired radiator central heating and an open fireplace. The cottage has been beautifully renovated but retains many character features including exposed beams and internal stonework, latch doors and window seats. The cottage offers scope for extension and reconfiguration, subject to the necessary planning consent. The deceptively spacious accommodation enjoys good levels of natural light and comprises entrance hall, sitting room, dining room and a kitchen / breakfast room. On the first floor there is a landing area, two generous double bedrooms and a family bathroom. There are fantastic



Council Tax Band: C





rural dog walks from the back door as well as many of the windows enjoying countryside and village views. The cottage is set in a highly sought-after address near the centre of Milborne Port with the church, public house, primary school and village shops very nearby. Milborne Port boasts The Clockspire - a superb new restaurant, in addition to a brand-new Co-op mini supermarket, butcher, fish and chip shop with restaurant and a good doctor's surgery.

It is surrounded by stunning countryside and walks but also offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury. It is only a short drive to the historic town of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. It also has the mainline railway station in the centre of the town, making London Waterloo in just over two hours without changing your seat. The property is perfect for those buyers looking for the ideal village lifestyle or cash buyers from the South East or villages and looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the pied-a-terre, buy-to-let or holiday letting markets. THIS FANTASTIC COTTAGE MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Pathway to glazed front door.

Entrance Hall – Slate tiled floor, exposed stone elevations, internal window to sitting room, inset ceiling lighting, telephone point, latch doors lead off the entrance hall to the main ground floor rooms.

Sitting Room – 14'7 Maximum x 17'7 Maximum

A generous main reception room enjoying a wealth of character features, including fireplace recess with open fire and paved hearth, exposed beams, window to the front enjoying a sunny southerly aspect, two radiators, TV aerial attachment, three wall lighting points.

Dining Room – 15'5 Maximum x 10' Maximum

Period multi pane window to the side with window seat, exposed beams, shelved alcove, timber effect laminate flooring, radiator, staircase rises to the first floor with understairs recess, double doors lead to fitted cupboard space, glazed and panelled door from the dining room leads to kitchen breakfast room.

Kitchen Breakfast Room – 11'11 Maximum x 13'3 Maximum

A range of solid timber panelled kitchen units comprising granite effect laminated work surface, painted panelled surrounds, inset stainless steel one and half sink bowl and drainer unit, with mixer tap over, stainless steel Rangemaster range-style oven with five burner gas hob and electric oven and grill, a range of drawers and cupboards under, space and plumbing for washing machine and dishwasher, space of upright fridge freezer, a range of matching wall mounted cupboards with under unit lighting, glazed display cabinet, wall mounted stainless steel cooker hood extractor fan, window to the rear overlooking the rear garden, upright cupboard houses gas fire combination boiler and space for freezer, glazed stable door to the side, inset ceiling lighting.

Staircase rises from the dining room to the first floor landing.

First floor landing – Exposed beams, ceiling hatch to loft storage void latch doors lead off the landing to the first-floor rooms.

Bedroom One – 13'4 Maximum x 10'11 Maximum

A generous double bedroom enjoying a wealth of character including exposed beams, window to the front enjoying a sunny southerly aspect and views across the village, radiator.

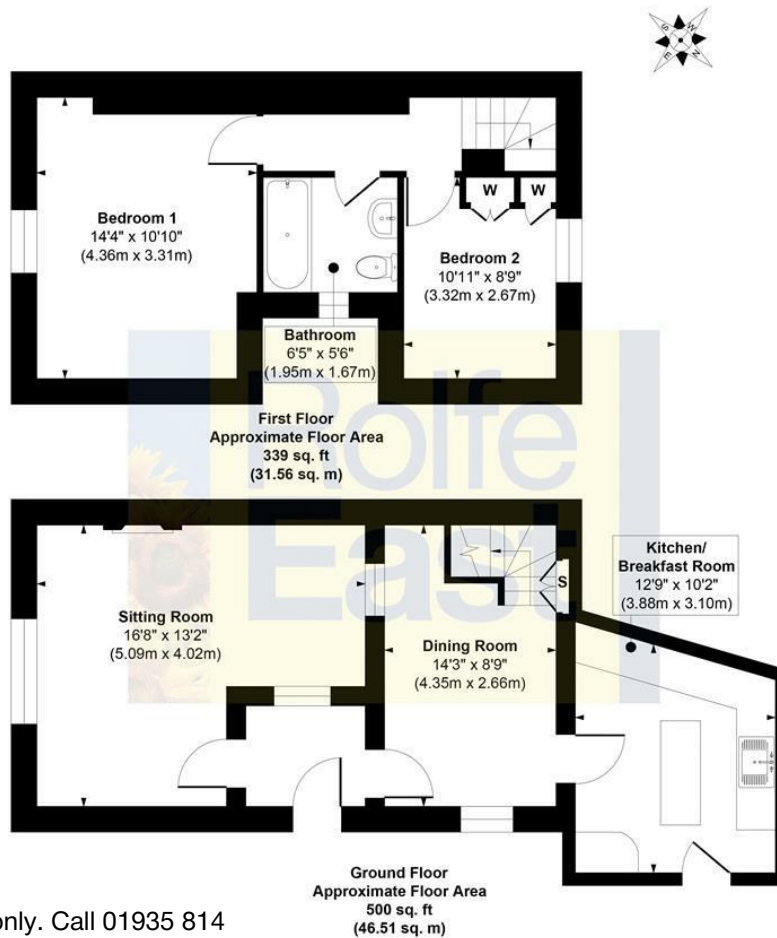
Bedroom Two – 11' Maximum x 8'9 Maximum

A second double bedroom, multi pane window to the rear enjoys countryside views, radiator, doors lead to fitted wardrobe cupboard space.

First floor family bathroom – 5'9 Maximum x 6'5 Maximum

Window to the side, a white suite comprising low level WC, wash basin over cupboard, tiled surrounds, panelled bath with glazed shower screen, wall mounted mains shower over, tiling to splash prone areas, radiator, timber effect flooring,

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## Viewings

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

## Council Tax Band

C

chrome heated towel rail.

## Outside

At the front of the property there is a portion of front garden laid to stone chippings, enclosed by mature hedges. Driveway access leads to the side of the property - private driveway provides off road parking for 2-3 cars, outside lighting, driveway leads to detached garage.

Detached Garage – 18'6 in length x 9'2 in width

Up-and-over garage door, light and power connected, window to the rear, space for tumble dryer, personal door to the side.

Timber side gate and pathway leads to the side of the property to side storage area, ideal for storing recycling containers and wheelie bins, outside light, pathway leads to the main rear garden.

Rear Garden – 72' in length x 30' in width

This fantastic rear garden enjoys a good degree of privacy and is enclosed by timber fencing and natural stone wall. It is laid mainly to lawn and boasts a patio seating area laid to stone chippings, outside light, outside tap, outside power point, rainwater harvesting butt, a variety of raised stone flower beds and borders including trees plants and shrubs.

Detached Timber Cabin / Home office – 13'5 Maximum x 7'9 Maximum  
Light and power connected, windows to the front and rear, timber effect laminate flooring, door to the rear leads to further garden area/ storage area.

Garden Area/ Storage Area – 10'10 x 17'2

Further timber garden shed, stone built out house, timber garden gate gives access to footpath and fields at the rear of the property.