

Rolfe East



Elsford Cottages, Ryme Intrinseca, DT9 6JT

Guide Price £550,000

- SUBSTANTIAL (2320 square feet) SEMI DETACHED HOUSE WITH ANNEX.
- DRIVEWAY PARKING FOR 6 CARS OR MORE PLUS GARAGE.
- TWO CAST IRON LOG BURNING STOVES.
- SHORT DRIVE TO TOWNS OF SHERBORNE AND YEOVIL.
- STANDING IN IMPRESSIVE LEVEL GARDENS EXTENDING TO A THIRD OF AN ACRE.
- STUNNING DECORATIVE ORDER THROUGHOUT.
- ANNEX WITH OPEN-PLAN SINGLE STOREY LIVING SPACE PLUS STUDIO / BEDROOM ABOVE.
- LOVELY EDGE-OF-VILLAGE LOCATION - COUNTRY LANE WALKS FROM THE FRONT DOOR.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- GATED PARKING AREA FOR CARAVAN OR BOAT.

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

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

1 Elsford Cottages, Ryme Intrinseca DT9 6JT

'1 Elsford Cottages' is a well-presented, extended, unique, semi-detached house (2320 square feet) situated in a superb edge-of-village location, a short drive to the historic town centre of Sherborne the, mainline railway station to London Waterloo and Yeovil town. It is located in one of the most popular, pretty villages in this part of Dorset. The property is situated in a generous level plot and gardens extending to approximately a third of an acre (0.33 acre approximately) with the rear garden boasting a sunny westerly aspect and the side area enjoying a south-facing aspect. There is private, gated driveway providing off road parking for 5 cars or more leading a further gated area of driveway, ideal for storing a caravan or campervan. This driveway leads to a single garage and further outbuildings. The former triple garage has been recently converted to ancillary accommodation, offering annex potential – ideal for multi-generational living or the perfect work from home space. The property comes with an occupancy condition 157 which means any potential owner must currently have lived or worked in Dorset for the last three years. There are lovely countryside walks from nearby the front door – ideal as you do not need to put the dogs or the children in the car! The main house offers bright, flexible accommodation and is heated by an oil-fired radiator central heating system, two cast iron log burning stoves and also benefits from uPVC double glazing. The home boasts excellent levels of natural light from dual, triple and quadruple aspects and a sunny east to west aspect. The deceptively spacious, well-arranged accommodation is highly flexible and comprises entrance porch / boot room, entrance reception hall, sitting room, dining room / second reception room, garden room, wow-factor open-plan kitchen family room with impressive, vaulted ceiling, utility room and ground floor WC / shower room.



Council Tax Band: C



Stairs rise from the main entrance reception hall to a first floor landing area, master double bedroom enjoying a dual aspect, two further generous double bedrooms and a family bathroom. The outbuilding / annex consists of open-plan sitting room / bedroom / kitchen area and ground floor shower room / WC. An external staircase rises to a large double bedroom / studio room above, boasting excellent countryside views. 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. There are some excellent village pubs, shops and primary schools in nearby Yetminster, Thornford and Bradford Abbas.

Wrought iron gate leads to brick pathway leading to the front door. Glazed front door leads to

ENTRANCE PORCH: 5' maximum x 4'8 maximum. uPVC double glazed window to the side, slate tiled floor, radiator, pine moulded skirting boards and architraves. Glazed pine and panelled door leads to the

ENTRANCE RECEPTION HALL: 12'1 maximum x 5'10 maximum. A useful greeting area providing a heart to the home, staircase rises to the first floor, cottage latch door leads to understairs storage cupboard space, timber effect ceramic floor tiles, radiator, pine moulded skirting boards and architraves, telephone point.

Pine panel and glazed doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 16' maximum x 11'4 maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed window to the front, feature fireplace recess with ham stone hearth, cast iron log burning stove, extensive feature bespoke fireside recess shelving and cupboard space, two radiators, pine moulded skirting boards and architraves. Multi pane glazed double pine French doors lead to the conservatory, when open providing a full through-measurement of 29'5 maximum.

CONSERVATORY: 12'6 maximum x 14'10 maximum. uPVC double glazed construction, views across the rear garden, pine moulded skirting boards and architraves, uPVC double glazed French doors open onto the rear patio, stone tiled floor, light and power connected, radiator, new roof in 2024 with insulated roof panels.

SECOND RECEPTION ROOM / FORMAL DINING ROOM: 16' maximum x 9'10 maximum. Another generous, beautifully presented reception room enjoying a light dual aspect with uPVC double glazed windows to the front and rear, feature fireplace recess with cast iron log burning stove, flagstone hearth, timber effect ceramic floor tiles, pine moulded skirting boards and architraves, radiator. Multi pane glazed and panel door leads from the dining room to the

OPEN KITCHEN FAMILY ROOM: 26'2 maximum x 13'4 maximum. A fantastic contemporary open plan sociable living space split into two main areas.

Kitchen area - uPVC double glazed window to the front, an extensive range of Shaker-style kitchen units comprising stone worksurface and surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset electric hob with stone splashback, a range of drawers and cupboards under, pan drawers, space and plumbing for dishwasher, integrated freezer, integrated fridge, shelved larder cupboards, built in eyelevel electric stainless steel double oven and grill, a range of matching wall mounted cupboards with under unit lighting, wall mounted stainless steel cooker hood extractor fan, travertine stone floor tiles, inset feature ceiling lighting, radiator, uPVC double glazed window overlooks the rear patio. Large entrance leads to

Family room/breakfast area - Boasting a vaulted ceiling and a light triple aspect with uPVC double glazed windows to the side and rear overlooking the rear garden, two double glazed Velux ceiling windows to the side, uPVC double glazed double French doors open onto the rear patio, travertine floor tiles, moulded skirting boards and

architraves, wall mounted electric heater. Multi pane glazed and panel door leads from the kitchen area to the

UTILITY ROOM: 8'10 maximum x 8'7 maximum. A range of fitted Shaker-style units with stone worksurface and surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, space for secondary oven, a range of drawers and cupboards under, space for refrigerator, space and plumbing for washing machine, floor standing oil fired central heating boiler, a range of matching wall mounted cupboards, wall mounted concealed cooker hood extractor fan, travertine floor tiles, double glazed door to the side, inset ceiling lighting, ceiling light tunnel, wall mounted contemporary radiator, ceiling hatch and ladder to loft storage space. Panel door leads from the utility room to

GROUND FLOOR SHOWER ROOM / WC: 6'8 maximum x 7'8 maximum. A modern white suite comprising low level WC, pedestal wash basin, double sized glazed shower cubicle with wall mounted electric shower over, uPVC double glazed window to the front, travertine floor tiles, chrome heated towel rail, inset feature ceiling lighting, extractor fan, demister illuminated mirror.

Staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: uPVC double glazed window to the rear overlooks the main rear garden, pine moulded skirting boards and architraves, latch door leads to cupboard housing lagged hot water cylinder and immersion heater. Oak doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 15'11 maximum x 9'11 maximum. A generous double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, rear overlooks the main rear garden, cast iron period fire surrounds and marble hearth, pine moulded skirting boards and architraves, radiator, ceiling hatch to loft above.

BEDROOM TWO: 11'5 maximum x 9'1 maximum. A second generous double bedroom, uPVC double glazed window to the front, radiator, timber effect laminate flooring, pine moulded skirting boards and architraves.

BEDROOM THREE: 11'5 maximum x 6'5 maximum. A third double bedroom, uPVC double glazed window overlooks the rear garden, radiator, pine moulded skirting boards and architraves.

FIRST FLOOR FAMILY BATHROOM: 5'09 maximum x 6'11 maximum a period style white suite comprising pedestal wash basin, low level WC, panel bath with glazed shower screen over, wall mounted electric shower over, tiled walls, uPVC double glazed window to the front, chrome heated towel rail, inset ceiling lighting, extractor fan.

OUTSIDE:

This property stands in a generous level plot and gardens extending to a third of an acre (0.33 acres approximately). There is a parking layby off the country lane at the front for providing parking for 2 cars. Wrought iron gate gives access to a brick paved pathway leading to the front door, outside light, topiary hedges, a front garden laid to stone chippings boasting a variety of mature plants and shrubs.

Wrought iron gate gives vehicular access to a private enclosed driveway providing off road parking for 3-4 cars, outside lighting.

Double timber gates lead to a concrete yard area providing further enclosed parking for campervan or caravan, timber outbuilding and log shed, further timber storage shed. The yard area also benefits from outside power point. It houses oil tank and provides a space to store recycling containers and wheelie bins. Double timber doors lead to

LARGE STORAGE OUTBUILDING: 9'9 maximum x 15'8 maximum. Light and power connected.

FURTHER GARDEN STORE: 7'3 maximum x 10'9 maximum.

Yard area leads to the side of the property where there is further outside lighting, rainwater harvesting butt. Timber gate gives access to the main rear garden. Timber gate from the driveway leads to side pathway with outside lighting and outside tap.

The portion of garden at the side of the garden is laid to vegetable garden and paved patio, further rainwater harvesting butt, greenhouse.

The MAIN GARDEN is situated at the rear of the property and measures approximately 120' in length maximum x 75' maximum. This impressive rear garden is laid mainly to shaped lawn and enclosed by a mixture of mature hedges and brick walls. It boasts a sunny westerly aspect and the afternoon sun. There is a stone paved patio seating area at the rear with outside lighting, picket timber gate gives access to large fishpond, the rear garden boasts a variety of mature trees, plants and shrubs. Further gate at the bottom of the lawn gives access to a further portion of garden with composters and timber garden shed. The rear garden backs onto woodland.

SUBSTANTIAL BRICK-BUILT OUTBUILDING: Recently converted and providing further ancillary accommodation consisting of

GROUND FLOOR OPEN-PLAN LIVING SPACE: 18'8 maximum x 18'3 maximum. A superb open plan living space consisting of 3 main areas.

Kitchen breakfast room area - A range of contemporary kitchen units, stone effect laminated worksurface and surrounds, stainless steel sink bowl and drainer unit, mixer tap over, inset electric hob with electric oven under, a range of drawers and cupboards under, integrated fridge, integrated dishwasher, a range of wall mounted cupboards, timber effect laminate flooring, uPVC double glazed window to the side.

Sitting room area - uPVC double glazed double French doors enjoying a sunny southerly aspect and open onto a patio seating area to the side, enjoying countryside views, timber effect laminate flooring.

Bedroom area - Able to accommodate double bed, uPVC double glazed window to the side enjoying countryside views, radiator, timber effect flooring. Oak door leads to

SHOWER ROOM: 8'2 maximum x 4'1 maximum. A modern white suite comprising low level WC, wash basin in worksurface over cupboards, glazed shower cubicle with wall mounted mains shower over, wall mounted heated towel rail radiator, extractor fan, tiled walls and floor.

Oak internal door from the sitting room area leads to the

GARAGE: 18'2 maximum x 10'5 maximum. Double timber garage doors, light and power connected, uPVC double glazed window to the side, worksurface with stainless steel sink bowl and drainer unit, cupboard under, space and plumbing for washing machine, further storage units and worksurface, floor standing oil-fired central heating boiler. Personal door leads from the garage back to the annex accommodation.

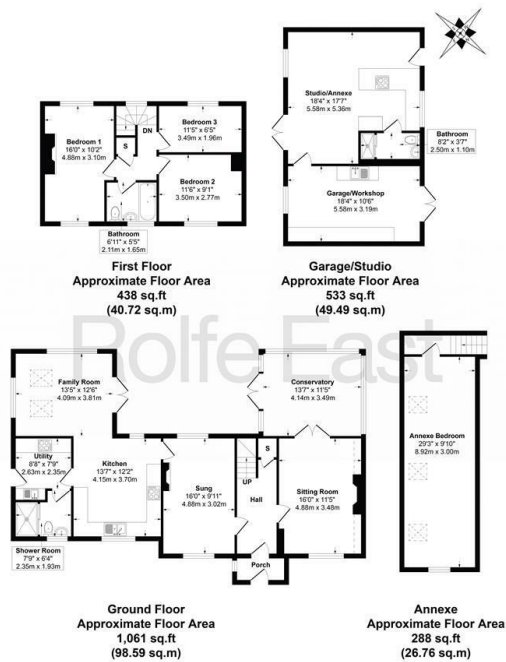
External timber staircase rises to

STUDIO ROOM / BEDROOM FOUR: Above the existing annex accommodation. Measuring 13'4 maximum x 9'10 maximum. Three double glazed Velux ceiling windows to the side enjoying a sunny southerly aspect and countryside views, uPVC double glazed window to the front, inset ceiling lighting, electric radiators, further radiator, doors lead to eves storage cupboard space.





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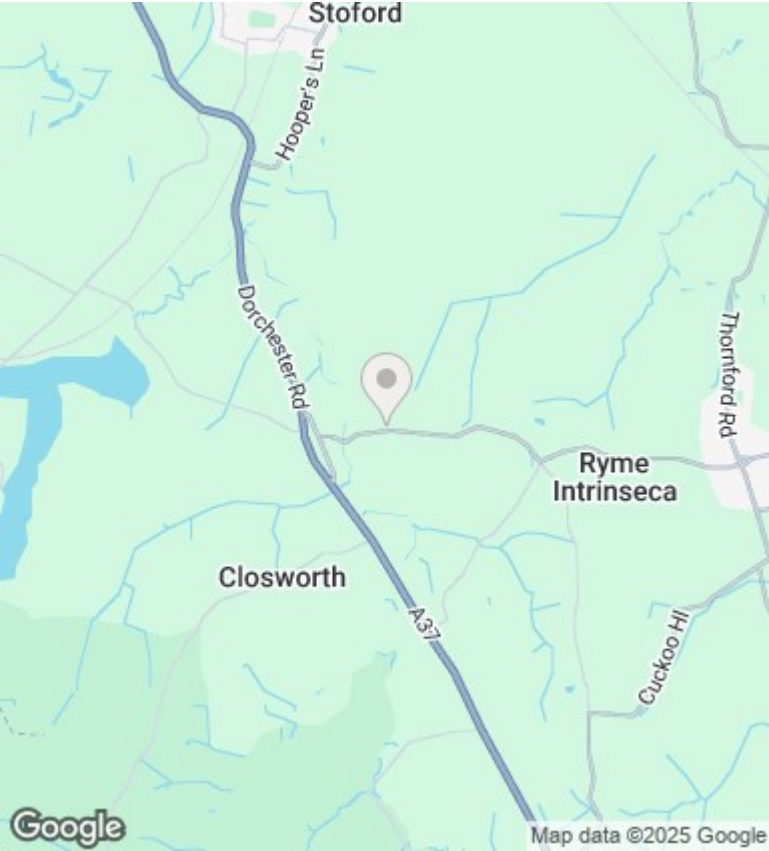
Directions

Viewings

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

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC