Rolfe East







Fairmont Terrace, Sherborne, DT9 3JS

Guide Price £280,000

- 2/3 BEDROOM END OF TERRACE CHARACTER COTTAGE.
- ELEGANT CEILINGS HEIGHTS, PERIOD MOULDINGS AND CAST IRON OPEN FIREPLACE.
- FLEXIBLE ACCOMMODATION.
- THIS PRETTY PROPERTY MUST BE VIEWED TO BE APPRECIATED!
- TOP 'TUCKED AWAY' ADDRESS NEAR SHERBORNE TOWN CENTRE.
- GAS FIRED RADIATOR CENTRAL HEATING AND PERIOD-STYLE uPVC DOUBLE GLAZING.
- EXCELLENT RESIDENTIAL ADDRESS A SHORT WALK TO SHERBORNE TOWN CENTRE.
- TERRIFIC VIEWS OF SHERBORNE ABBEY, SHERBORNE CASTLE AND TOWN.
- SOUTH FACING PRIVATE FRONT GARDEN.
- SHORT WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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

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

Rainbows End, 1 Fairmont Terrace, Sherborne DT9 3JS

'Rainbows End, 1 Fairmont Terrace' is a pretty, period, end of terrace, stone and brick cottage situated in a top 'tucked away' address near the heart of the sought-after Dorset Abbey town of Sherborne. The property has a lovely, south facing garden at the front and attached outbuilding and courtyard at the rear. It is enviably free from the restrictions of Grade II listing and retains many appealing, original character features including elegant ceiling heights, period mouldings and cast iron fireplace. The house boasts extensive, south-facing views over Sherborne town to hills and countryside beyond at the front from the first and second floors. These views incorporate Sherborne Abbey and Castles. The property is enhanced by mains gas fired radiator central heating plus period-style uPVC double glazed sash windows. The well-arranged, deceptively spacious accommodation is very well presented and boasts good levels of natural light via large feature windows and a sunny southerly aspect at the front. It comprises sitting room, dining room, kitchen and attached utility room / WC. On the first floor is a landing, master double bedroom with en-suite bathroom, second room which could be used as an occasional double bedroom or study with staircase rising to a large attic room above (currently used as a home office) enjoying fantastic views. It is only a short walk to the prestigious, historic town 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 also has good access to the mainline railway station making London Waterloo 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 superb restaurant. THIS PROPERTY SIMPLY MUST BE VIEWED!

3 1 2 D

Council Tax Band: B





Double glazed stable front door leads to

SITTING ROOM: 12’1 maximum x 11’6 maximum. A beautifully presented main reception room enjoying excellent ceiling heights. Period-style uPVC double glazed sash window to the front boasting a sunny southerly aspect, fitted plantation shutters, period cast iron fire surround with open fireplace, exposed pine floorboards, moulded skirting boards and architraves, shelved fireside recess, radiator with decorative cover, TV point, telephone point, glazed and panelled door leads from the sitting room through to the

DINING ROOM: 13’2 maximum x 12’1 maximum. A generous second reception room, excellent ceiling heights, period-style uPVC double glazed sash window to the side with fitted plantation shutters. Ceramic floor tiles, moulded skirting boards and architraves, inset ceiling lighting, pine panelling, radiator with decorative cover. Cupboard houses, Worcester Bosch mains gas fired combination boiler. Large entrance leads to kitchen, providing a full through-measurement of 21’5 maximum.

KITCHEN: 8’6 maximum x 7’ maximum. Stone worksurface and surrounds. inset stainless steel sink bowl, mixer tap over, inset Bosch electric induction hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher, wall mounted cupboards with under unit lighting, concealed wall mounted cooker hood extractor fan, fitted microwave, inset ceiling lighting, ceramic floor tiles, period-style uPVC double glazed sash window to the rear. Double glazed door to the rear courtyard.

Staircase rises from the dining room to the first floor. First floor landing, ceiling hatch, painted pine panelling. Doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 10’2 maximum x 12’ maximum. A generous double bedroom with excellent ceiling heights, exposed pine floorboards, period-style uPVC double glazed sash window to the rear, fitted plantation shutters, moulded skirting boards and architraves, contemporary radiator, door leads to

EN-SUITE BATHROOM: 8’2 maximum x 6’7 maximum. A modern white suite comprising fitted low level WC, large wash basin over storage drawers, mixer tap over, P-shaped panel bath with glazed shower screen over, wall mounted mains shower over, illuminated demister mirror, period-style uPVC double glazed sash window to the rear, fitted plantation shutters, tiled walls and floor, shaver point, extractor fan, double glazed Velux ceiling window, chrome heated towel rail.

BEDROOM TWO: 10’6 maximum x 12’2 maximum. A period-style uPVC double glazed sash window to the front enjoying a sunny southerly aspect and views to countryside beyond neighbouring properties, radiator, moulded skirting boards and architraves. Double-glazed ceiling light window, telephone point.

Staircase rises from bedroom two to

LOFT ROOM: 12’1 maximum x 14’ 7 maximum. Currently used as a home office, enjoying a light dual aspect with double glazed Velux ceiling windows to the front and rear. Exposed brick chimney breast feature. light and power connected. Window to the front enjoys extensive views across Sherborne Town, including the Sherborne Castles and Sherborne Abbey, extending to countryside and hills beyond.

OUTSIDE: A shared walkway at the front of the property. Timber front gate gives access to

MAIN FRONT GARDEN: 23’4 maximum in depth x 12’8 maximum in width. This garden is level and arranged for low maintenance purposes with a large, paved patio area. The front garden boasts a sunny south-facing aspect and is enclosed by timber panel fencing and red brick walls. Outside light. There is a large timber shed and bin storage area. Separate private timber side gate leads from North Road to a rear courtyard.

REAR COURTYARD: 6’6 maximum x 6’6 maximum. An enclosed paved courtyard, outside lighting. Outside tap, timber side gate. Door leads to

ATTACHED UTILITY ROOM / CLOAKROOM: 13’10 maximum x 4’5 maximum. Fitted low level WC with wash basin over, work surface, space and plumbing for washing machine and tumble dryer, tiled floor, light and power connected.









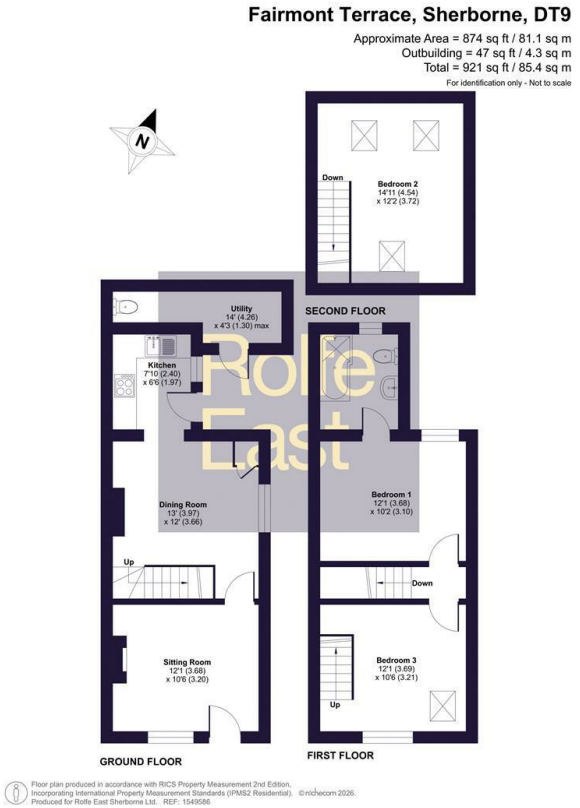














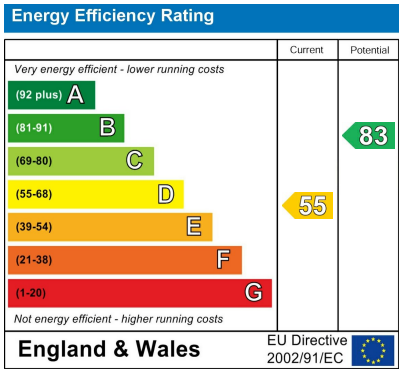
Directions

Viewings

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

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