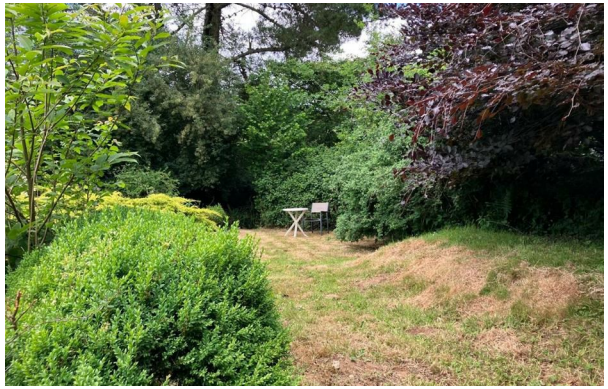
Rolfe East







The Hollow, East Chinnock, BA22 9DN

Offers In Excess Of £550,000

- VERY PRETTY CHARACTER DETACHED DOUBLE FRONTED HAMSTONE COTTAGE.
- AMPLE PRIVATE DRIVEWAY PARKING FOR 4-5 CARS PLUS DETACHED GARAGE.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- NO FURTHER CHAIN.
- STANDING IN LARGE GARDENS AND PADDOCK EXTENDING TO NEARLY TWO ACRES.
- OIL-FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- FOUR DOUBLE BEDROOMS AND THREE RECEPTION ROOMS (1797 square feet).
- EXQUISITE 'TUCKED AWAY' HILLSIDE - NO-THROUGH LANE. EXTENSIVE VIEWS.
- EXPOSED BEAMS, STONE FIREPLACES AND TWO LOG BURNING STOVE.
- SCOPE TO EXTEND OR BUILD FURTHER (subject to planning permission).

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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Hollow Cottage The Hollow, East Chinnock BA22 9DN

DETACHED COTTAGE, PLOT AND PADDOCK EXTENDING TO JUST UNDER TWO ACRES. A pretty, natural Hamstone, detached, double-fronted, character cottage (1797 square feet) situated in a picturesque hillside location on a no-through country lane and boasting garden, woodland, substantial plot and paddock extending to just under two acres (1.84 acres approximately). The cottage enjoys, south-west facing countryside views and views to the pretty parish church. The cottage comes with a detached single garage and a private driveway area providing parking for five cars or more. The main house is well presented and is heated by oil-fired radiator central heating and also benefits from double glazing. It is enviably free from the restrictions of Grade II listing and yet retains many original character features including exposed beams, Hamstone fireplaces, cut Hamstone features and latch doors. The spacious accommodation boasts good levels of natural light and comprises entrance porch, entrance hall, sitting room, dining room, garden room, kitchen / breakfast room, utility room, rear lobby and cloakroom / WC. On the first floor, there is a landing area, four double bedrooms and a family shower room – formerly incorporating a bath. It is a short drive to the neighbouring towns of Yeovil and Crewkerne – both with mainline railway stations to London Waterloo. It is also within driving distance 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. The property is perfect for those aspiring families making the move to this exceptional area, couples cashing out of the South East and London market or cash buyers 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 holiday letting or second home market. NO FURTHER CHAIN.

4 2 3 E

Council Tax Band: E





Two pathways lead to the front door. One is step free and the other involves steps. Pathway to ham stone porch, light connected. Glazed and timber cottage door leads to

ENTRANCE HALL: Staircase rises to the first floor, radiator, moulded skirting boards and architraves, internal feature window to the sitting room. Pine cottage doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 18'6 maximum x 12'11 maximum. A beautifully presented main reception room enjoying a light dual aspect with uPVC double glazed window to the front overlooks the front garden, uPVC double glazed window to the side, front boasts a sunny south westerly aspect, carved ham stone feature fireplace and hearth with cast iron log burning stove with ham stone hearth, two radiators, TV ariel attachment, exposed beams, glazed display cabinet and cupboard. Large entrance from the sitting room leads through to the dining room providing a full through-measurement of 27'10 maximum.

DINING ROOM: 18'2 maximum x 14'11 maximum. A second generous reception room, exposed beams, cut ham stone feature fireplace and hearth with cast iron log burning stove, two radiators. Pine door leads back to the entrance hall, uPVC double glazed window to the front enjoying a sunny south westerly aspect, TV point.

Door from the sitting room leads to the

KITCHEN BREAKFAST ROOM: 16'2 maximum x 9'5 maximum. A range of kitchen units comprising laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit, mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher, space for upright fridge freezer, a range of matching wall mounted cupboards and display cabinets, ceramic floor tiles, Rangemaster electric range-style double oven and grill with electric hob, radiator, multi pane glazed double French doors open to side yard area, two windows to the side, door leads to

REAR UNDERCOVER COURTYARD: 15'4 maximum x 3'6 maximum. Electric light connected, useful storage area. Glazed door leads to

GROUND FLOOR CLOAKROOM: High level flushing WC.

Glazed pine door from the dining room leads to

UTILITY ROOM: 6'8 maximum x 7' maximum. Space and plumbing for washing machine and tumble dryer, floor standing oil-fired boiler, panel door leads to rear courtyard. Entrance from utility room leads to

GARDEN ROOM: 11'11 maximum x 8'11 maximum. Double glazed window to the front, double glazed door to the front, double glazed Velux ceiling window to the side.

Staircase rises from the entrance hall to the first-floor landing, a generous landing area, radiator.
Pine door leads to airing cupboard housing lagged hot water cylinder and immersion heater. Pine latch cottage doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 18'10 maximum x 10'5 maximum. A generous double bedroom enjoying excellent ceiling heights, exposed beams, double glazed window to the front enjoying countryside views and a sunny south westerly aspect, radiator.

BEDROOM TWO: 16'7 maximum x 9'1 maximum. A second generous double bedroom, two double glazed windows to the front enjoying countryside views and a sunny south westerly aspect, radiator, exposed beams, fitted wardrobe cupboard space.

BEDROOM THREE: 9'6 maximum x 10' maximum. A third double bedroom, double glazed window to the side enjoying extensive countryside views, radiator, exposed beams.

BEDROOM FOUR: 10’6 maximum x 8’5 maximum. A fourth double bedroom, double glazed window to the side enjoying extensive countryside views, radiator.

FAMILY SHOWER ROOM: 8’5 maximum x 8’10 maximum. A modern white suite comprising low level WC, wall mounted wash basin over storage cupboard, double sized glazed shower cubicle with wall mounted mains shower over, tiled walls and floor, double glazed window to the side, shaver point, extractor fan, radiator.

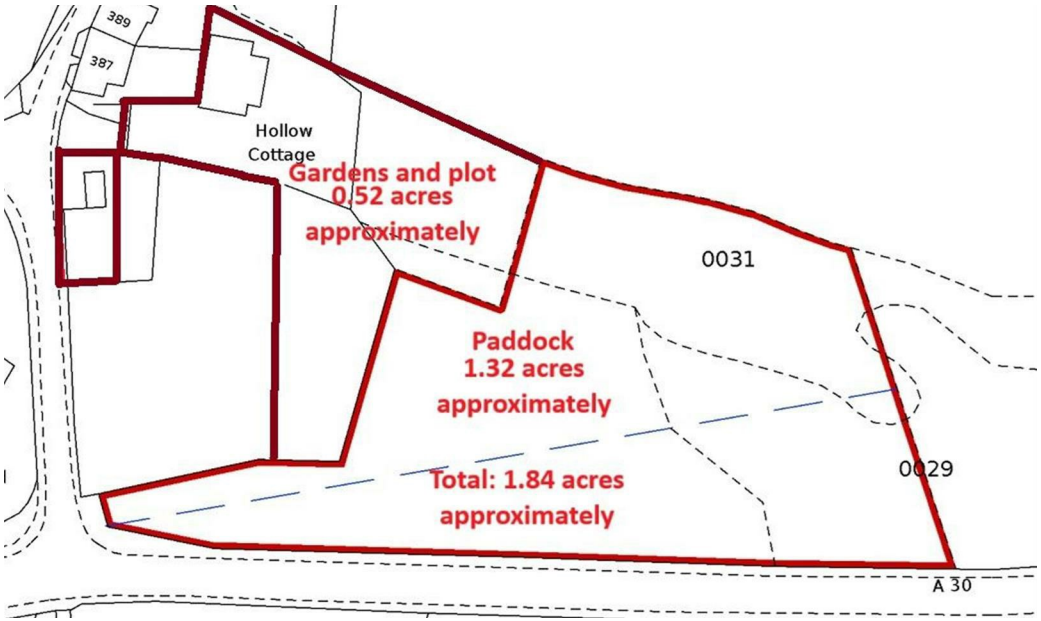
OUTSIDE:
This period detached cottage stands in a generous hillside plot and exquisite gardens extending to just over half an acre (0.52 acres approximately). There is a paddock attached to the plot that extends to 1.32 acres approximately. Total plot, gardens and paddock extends to just under two acres (1.84 acres approximately).

At the front of the property from the lane there is a dropped curb giving vehicular access to a LARGE PRIVATE DRIVEWAY providing off road parking for five cars or more. Driveway leads to

DETACHED GARAGE: 8’10 in width x 20’ in depth. Electric light and power connected, personal door to the side, metal up and over door.

A pathway and steps rise from the driveway area to a garden gate leading to the FRONT GARDEN. This generous front garden is laid mainly to lawn and enclosed by mature hedging and trees, outside lighting, a variety of well stocked flowerbeds and borders, brick paved seating area, outside tap, area housing oil tank. On the southwestern side of the front garden, the garden continues down the hill with a further area of elevated lawn enjoying extensive countryside views and a sunny south westerly aspect, a variety of mature trees, lovely views to the local Parish Church. Large timber garden shed, greenhouse and fruit nets.









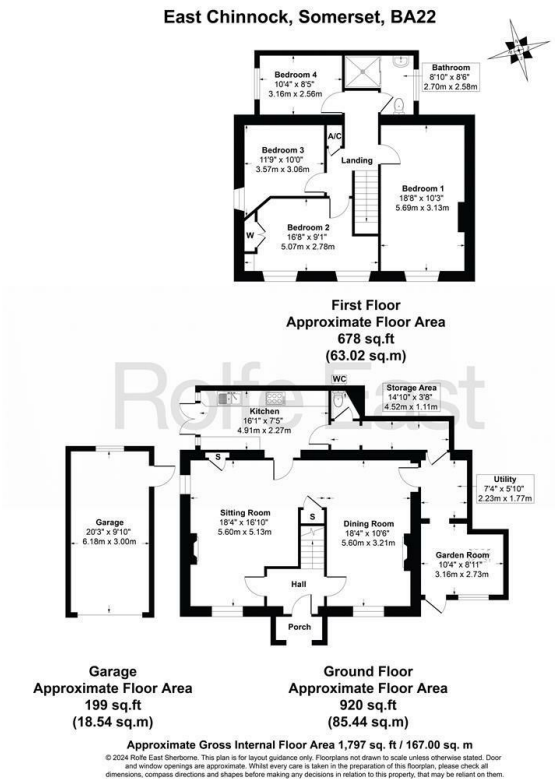


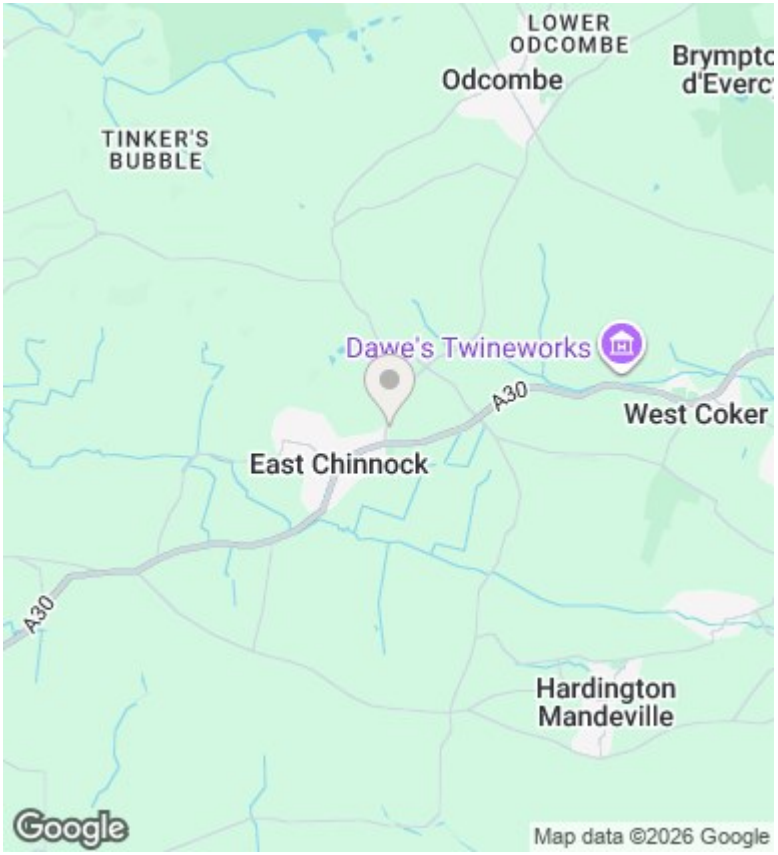












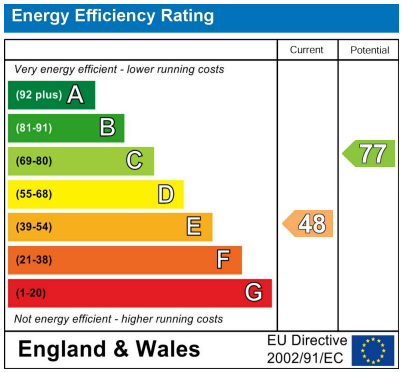
Directions

Viewings

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

Council Tax Band

E



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