

Rolfe East



Station Road, Yetminster, DT9 6LH

Guide Price £575,000

- HANDSOME SUBSTANTIAL PERIOD GRADE II LISTED HOME (3550 SQUARE FEET).
- SELF CONTAINED ONE BEDROOM APARTMENT.
- FOUR DOUBLE BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS.
- SHORT DRIVE TO SHERBORNE CENTRE AND MAINLINE RAILWAY STATION TO LONDON.
- LEVEL PLOT AND GARDENS EXTENDING TO A FIFTH OF AN ACRE (0.20 ACRES APPRX).
- TWO STAIRCASES OFFERING FLEXIBLE ACCOMMODATION.
- ATTACHED COACH HOUSE OUTBUILDING OFFERING SCOPE FOR CONVERSION (STPP).
- GATED DRIVEWAY PARKING.
- FLAGSTONE FLOORS, MULLION WINDOWS, LEADED LIGHTS, EXCELLENT CEILING HEIGHTS.
- VERY SHORT WALK TO EXCELLENT VILLAGE AMENITIES AND PRETTY CENTRE.

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Ford House Station Road, Yetminster DT9 6LH

'Ford House' is a handsome, period, Grade II listed, substantial (3550 square feet), semi-detached house situated in a fabulous, 'tucked away' location in the heart of the pretty Dorset village. It is a short walk to the excellent village amenities and a short drive to Sherborne town centre and mainline railway station to London Waterloo. The property benefits from a generous, level, private, landscaped main garden boasting a sunny south easterly aspect. The garden plus level plot extends to approximately a fifth of an acre (0.20 acres approximately). The house retains countless character features including excellent ceiling heights, exposed beams, Hamstone mullion windows with leaded lights, working panelled shutters, grand natural stone open fireplaces and cast iron period fire surrounds, flagstone floors and much more. The property comes with gated, driveway parking for one car with scope for more. The vast accommodation is tastefully presented and is a sociable living space. It comprises entrance porch, entrance reception hall, drawing room, study / ground floor bedroom 5 plus WC, open plan kitchen family room, utility room, boot room and ground floor WC / cloakroom. Two staircases rise to the first floor where is there is a half gallery landing area, generous master double bedroom with a Jack-and-Jill en-suite bathroom, tow further large double bedrooms and a family bathroom. On the second floor, there is a self-contained flat consisting of kitchen / dining room, sitting room, store room, double bedroom and en-suite shower room. The property boasts a large loft void and attached two storey coach house, both of which provide ample potential for further conversion and extension, subject to the necessary planning permission. There are village and countryside walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! THIS UNIQUE PROPERTY MUST BE VIEWED!



Council Tax Band: D



Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone. As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shops, deli and a sports/social club with playing grounds and tennis courts. The village has a railway station linking you to the coastal town of Weymouth to central Bristol Templemeads and Gloucester. This line connects you to the station at Castle Cary where you can pick up the train to London Paddington. It is a short drive to the stunning, historic town centre of Sherborne with its coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and 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' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Paved pathway leads to large porch with period tiled floor, windows to both sides, electric light connected. Glazed and panel front door leads to

ENTRANCE RECEPTION HALL: 17'4 maximum x 10'5 maximum. A generous greeting area providing a heart to the home, excellent ceiling heights, exposed pine floorboards. Period staircase rises to the first floor, radiator. Panel doors lead off the entrance reception hall to the main ground floor rooms.

DRAWING ROOM: 16' maximum x 16'1 maximum. A generous main reception room boasting elegant ceiling heights, two mullion leaded light windows to the front with fitted working shutters, period feature Hamstone fireplace with cast iron log burning stove, exposed stone elevations and beams, fireside recess shelving, two radiators with fitted decorative covers, pine parquet flooring, shelved alcove with fitted cupboard.

STUDY / GROUND FLOOR BEDROOM 5: 16'1 maximum x 13'1 maximum. Excellent ceiling heights, feature mullion leaded light window to the front, window seat, radiator, oak fireplace with cast iron log burning stove. This reception room was previously used as a ground floor double bedroom so currently has fitted vanity unit with sink, cupboard under. Entrance to WC: Fitted low level WC.

OPEN PLAN KITCHEN FAMILY ROOM: 32' maximum x 18' maximum. A simply fantastic open plan living space with two windows to the side, fitted window seat. This room is split into two areas.

KITCHEN AREA: A range of bespoke fitted hand painted kitchen units comprising laminated worksurface, decorative tiled surrounds, inset composited one and a half sink bowl and drainer unit, mixer tap over, fitted stainless steel range-style electric oven with five burner electric hob and warming plate, space and plumbing for dishwasher, a range of matching drawers and cupboards under, fitted wall mounted storage shelves, wall mounted stainless steel cooker hood extractor fan, flagstone floors, recess provides space for upright American style fridge freezer.

FAMILY ROOM AREA: Flagstone floors, feature fireplace recess with oil fired Stanley range (currently disconnected), fireside recess, two radiators, two original bread oven features. Secondary staircase rises to the first floor with under stairs storage cupboard space. Door from the family room area leads to the

REAR LOBBY / BOOT ROOM: 9' maximum x 6' maximum. Slate tiled floor, door to the rear, exposed natural stone elevation. Latch door leads to

UTILITY ROOM: 9'10 maximum x 7'5 maximum. Space and plumbing for washing machine, tumble dryer and freezer, ceramic tiled floor. Door leads to

CLOAKROOM / WC: High level flushing WC, circular wash basin on antique wash stand with mixer tap over, latch door to the rear.

Main period style staircase rises from the entrance hall to the

FIRST FLOOR LANDING: 17'1 maximum x 10'3 maximum. A fantastic landing space with period balustrades, feature mullion leaded light window to the front, fitted window seat, radiator, moulded skirting boards and architraves, excellent ceiling heights. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 16'9 maximum x 16'3 maximum. A generous double bedroom, two feature mullion leaded light windows to the front, fitted window seats, radiator, period style fireplace. Panel door leads to

EN-SUITE JACK-AND-JILL SHOWER ROOM: 11'7 maximum x 9' maximum. A modern white suite comprising low level WC, wash basin over storage draw, glazed shower cubicle with wall mounted mains shower over, leaded light window to the side, fitted bathroom cabinet, illuminated wall mirror, wall mounted contemporary radiator. Door leads to shelved linen cupboard. Secondary door from the Jack-and-Jill en-suite shower room leads to further landing area and secondary staircase descending to the kitchen family room.

BEDROOM TWO: 16'3 maximum x 10'4 maximum. A second generous double bedroom, excellent ceiling heights, feature mullion leaded light window to the front, radiator, period fireplace with tiled hearth, fireside recess cupboard space and wardrobe.

Glazed door from the first floor landing leads to secondary landing. Secondary staircase from the kitchen family room also leads to the secondary landing. Doors lead off the landing to

FAMILY BATHROOM: 11'9 maximum x 9'7 maximum. A period style white suite comprising pedestal wash basin, tiled splash back, free standing roll top bath on ball-and-claw feet with mixer tap over, mains shower tap arrangement over, high level flushing WC, painted panelling, ceramic floor tiled, radiator, window to the side, shower cubicle with wall mounted mains shower over, door leads to storage cupboard space housing pump for shower, electric light connected.

Panel door from the second landing leads to Jack and Jill ensuite shower room.

BEDROOM THREE: 15'6 maximum x 16'6 maximum. A generous third double bedroom enjoying a light dual aspect with leaded light window to the side and further window to the other side, fitted window seat, two radiators, period fireplace, fireside recess cupboard space and wardrobe. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving.

Door from the secondary landing gives access to stairwell rising to the second floor. Second floor landing giving access to a

SELF CONTAINED SECOND FLOOR APARTMENT: Exposed beams and floorboards.

KITCHEN DINING ROOM: 11'10 maximum x 12'10 maximum. A range of fitted pine kitchen units comprising worksurface with stainless steel sink bowl and drainer unit with mixer tap over, cupboards and shelves under, ceiling window to the side, exposed beams, radiator, door to eves storage cupboard space. Entrance leads to sitting room area providing a full through-measurement of 21'6 maximum.

SITTING ROOM: 9'7 maximum x 11'10 maximum. Exposed rafters and beams, wall mounted electric heater. Door leads to attic/storeroom.

BEDROOM FOUR: 13'7 maximum x 11'8 maximum. A generous fourth double bedroom, ceiling window, wall mounted electric heater. Door to fitted wardrobe cupboard space, ceiling hatch to loft space. Latch door leads to

EN-SUITE SHOWER ROOM: 9'8 maximum x 3'10 maximum. A modern white suite comprising low level WC, wash basin, glazed shower cubicle with wall mounted mains shower over, extractor fan, chrome heated towel rail, doors lead to fitted cupboard space.

OUTSIDE:

This fabulous property occupies a generous level plot and gardens extending to a fifth of an acre (0.20 acres approximately). The main garden is situated at the front of the house boasting a sunny easterly and southerly aspect approximately 86' in depth x 100' in width. This particularly pretty main garden is laid to lawn and boasts a variety of mature trees and fruit trees. There are a selection of well stocked flowerbeds and borders enjoying some mature plants and shrubs, shaped box hedge, rockery garden and water feature, outside power point, outside light, paved patio seating area boasting a good degree of privacy, second timber decked patio seating area with pergola, two garden sheds. Double timber gates gives vehicular access from the lane to a

PRIVATE DRIVEWAY PARKING AREA: Providing off road parking for 1-2 cars. Further storage shed.

Pathway leads from the front garden to the side of the property. Side pathway leads to the rear of the house where there is a further garden area, small greenhouse with outside power point and tap. This area houses the oil tank and external oil boiler.

At the rear of the property there is a secondary courtyard garden area laid to stone paving, rainwater harvesting butt, outside light, area to store recycling containers and wheelie bins. Double timber gate gives access to the lane. Double timber doors give access to

ATTACHED NATURAL STONE COACH HOUSE: 15'2 maximum x 16'11 maximum. Windows to the front and rear, light and power connected, door to the rear.

LOFT ROOM: 15'6 maximum x 13'6 maximum. Windows to both sides.

This two-storey coach house offers ample scope for further conversion to ancillary accommodation or annex, subject to the necessary planning permission.

PLEASE NOTE: We understand in about 2008 due to a culvert, there was a small of water egress in the kitchen / family room. Subsequent works have been carried out, including the recent fitting of two electric automatic pumps.





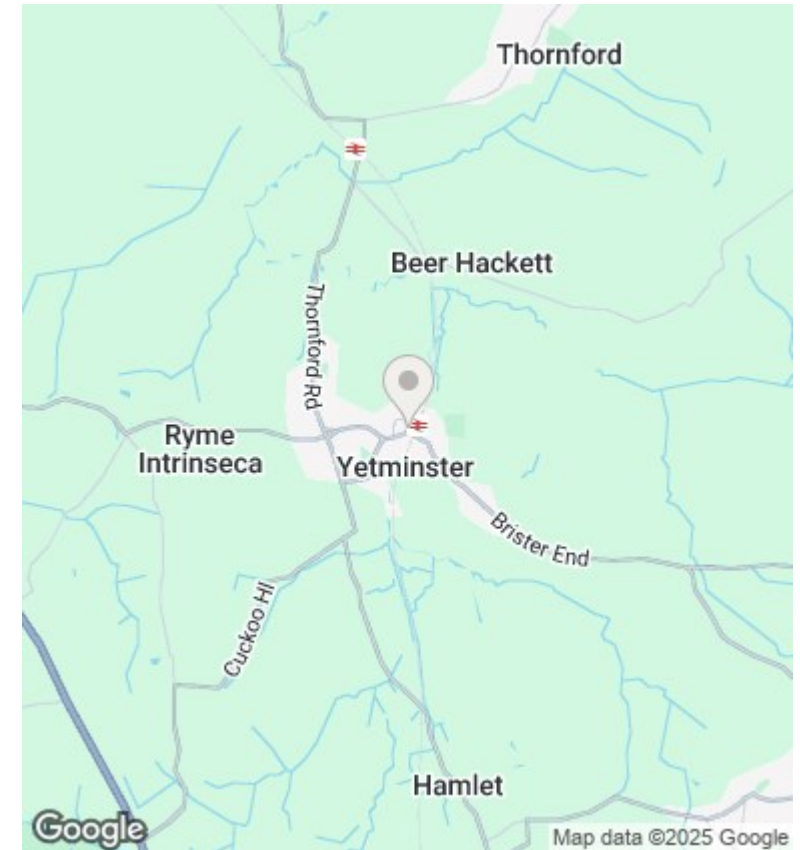
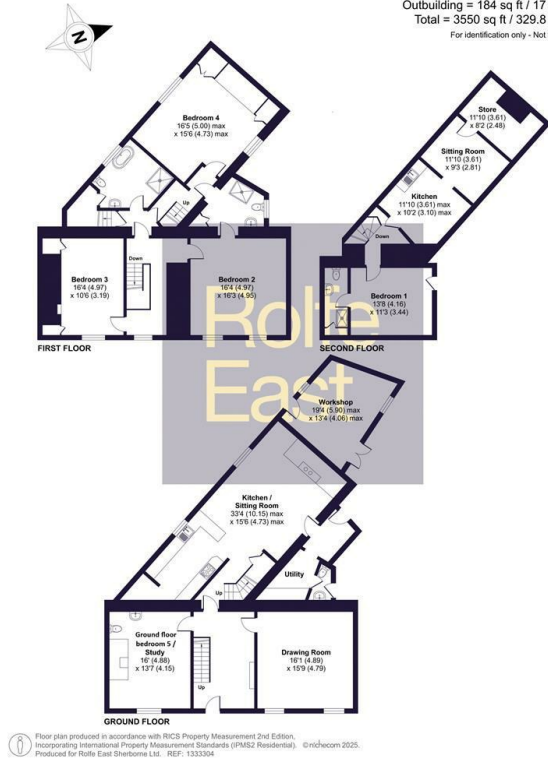
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Approximate Area = 3366 sq ft / 312.7 sq m

Outbuilding = 184 sq ft / 17 sq m

Total = 3550 sq ft / 329.8 sq m

For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	46	58