Rolfe East

Ludbourne Road, Sherborne, DT9 3NJ

Offers In Excess Of £440,000

- UNIQUE DETACHED FORMER FIRE STATION - CURRENTLY SPLIT IN TO TWO APARTMENTS.
- EXCELLENT 'TUCKED AWAY' TOWN CENTRE LOCATION.
- IDEAL INVESTMENT FOR HOLIDAY LETTING OR RESDENTIAL LETS.
- NO FURTHER CHAIN.
- STYLISH 'LOFT LIVING STYLE' GROUND FLOOR AND FIRST FLOOR APARTMENTS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- PERFECT BOTHOLE OR SECOND HOME IN THE TOWN CENTRE.
- ALLOCATED PARKING FOR SEVERAL CARS.
- PRECEDENT-SETTING LEVEL OF FINISH - 1905 SQUARE FEET.
- SHORT LEVEL WALK TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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The Old Fire Station Ludbourne Road, Sherborne DT9 3NJ

NO CHAIN. ‘The Old Fire Station’ is a stunning conversion of a former fire station located in a superb, ‘tucked away’ sought-after residential address in the town centre – only moments from the railway station to London Waterloo. This sublime property has been styled and finished to a precedent-setting standard for the town. It consists of two apartments – one ground floor one bedroom and one first floor ‘loft-living’ studio (1905 sq ft). Both are heated by mains gas fired radiator central heating and benefit from double glazing. They both come with driveway parking for one to two cars each. The ground floor apartment – called ‘The Pump Room’ is a huge one bedroom property enjoying excellent ceiling heights. It boasts excellent levels of natural light. The accommodation is well laid out and comprises entrance reception hall, sitting room / dining room, kitchen / breakfast room, inner hall, WC / cloakroom, one generous double bedroom and a family shower room. The other property – called ‘The Hideout’ – is a stylish, first floor studio apartment with a trendy ‘loft living’ theme and impressive vaulted ceilings wit exposed rafters. The accommodation briefly comprises main open-plan living area (kitchen, sitting room, double bedroom) and shower room. The overall property comes with a communal front door and hallway plus plant room / service room at the rear. The stunning, historic town centre of Sherborne is on this property’s doorstep 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, two Sherborne Castles 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 boasts ‘The Sherborne’ – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

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Council Tax Band: New Build

Private parking area at the rear. Door leads to

STORAGE ROOM / PLANT ROOM: 9’3 maximum X 11’3 maximum. Light and power connected, wall mounted Worcester Bosch gas fired boiler, sealed pressurised hot water cylinder with immersion heater, wall mounted shelving.

Communal double glazed front door leads to communal entrance hall. An impressive communal reception area with excellent ceiling heights, exposed timber beams, full height feature windows, ceramic floor tiles, private oak front door leads to ground floor apartment, named ‘The Pump Room’

FURTHER NOTES: The mains gas fired central heating boiler was recently replaced in 2025. All contents in this property are available for purchase via separate negotiation.
‘THE PUMP ROOM’: A huge, luxury, ground floor apartment.

ENTRANCE HALL: 5’6 Maximum X 4’3 Maximum. A useful greeting area, ceramic floor tiles, oak skirting boards and architraves, oak doors lead off to the main rooms.

SITTING ROOM / DINING ROOM: 29’3 Maximum X 13’9 Maximum. A simply huge, impressive main reception room with excellent ceiling heights and a light, dual aspect with three feature double glazed period-style windows to the side enjoying a sunny south westerly aspect, large feature period-style double glazed window to the front enjoying a sunny south easterly aspect, inset ceiling lighting, solid oak floors, oak skirting boards and architraves, two contemporary graphite radiators, TV point, cupboard houses telephone point, air conditioning unit. Oak doors lead off the main reception room to further rooms.

KITCHEN / BREAKFAST ROOM: 14’4 Maximum X 9’3 Maximum. A range of contemporary kitchen units comprising timber effect laminated work surface and surrounds, inset stainless steel sink bowl with mixer tap over. Inset Bosch electric induction hob with stainless steel electric oven under, a range of pan drawers, drawers and cupboards under, integrated washing machine, integrated Bosch dishwasher, integrated fridge and freezer, wall mounted cooker hood / extractor fan, wall mounted shelving, wall mounted cupboard houses fuse box, solid oak flooring, ambient plinth lighting, oak skirting boards and architraves, contemporary graphite radiator, inset ceiling lighting.

Oak door from the main sitting room leads to

MASTER SUITE:

BEDROOM: 13’10 Maximum X 9’6 Maximum. A generous double bedroom with excellent ceiling heights, inset ceiling lighting, wall mounted feature panelling, oak skirting boards and architraves, contemporary graphite radiator, timber period-style double glazed window to the front, TV point.

EN-SUITE DRESSING ROOM: 9’3 Maximum X 3’9 Maximum. Space for free-standing wardrobe, inset ceiling lighting.

EN-SUITE SHOWER ROOM: 9’3 Maximum X 9’ Maximum. A contemporary white suite comprising low level WC, wall-mounted double size wash basin with mixer tap over, double-sized walk-in shower with wall, mounted mains shower over, separate hand held shower, extractor fan, inset ceiling lighting, wall mounted de-mister illuminated wall mirror, ceramic floor tiles, wall mounted contemporary graphite radiator.

Oak door from the entrance hall leads to

CLOAKROOM / WC: 6’8 Maximum X 4’’1 Maximum. A modern white suite comprising fitted low level WC, work surface with inset wash basin, mixer tap over, cupboards under, extractor fan, inset ceiling lighting, wall mounted graphite radiator.

Communal staircase rises from the communal entrance hall to the first floor. First floor landing. Impressive full height double glazed windows, vaulted ceiling and exposed beams, double glazed Velux ceiling window. Private oak front door leads to ‘The Hideout’.

‘THE HIDEOUT’: A first floor, loft-living style, luxury studio apartment.

MAIN LIVING AREA: 29’2 Maximum X 24’7 Maximum. A very impressive, open-plan living space split into three main areas.

Sitting room area: Excellent ceiling heights, exposed beams, double glazed multi-pane arched feature window to the side enjoying a sunny south westerly aspect, oak

windowsill, oak skirting boards and architraves.

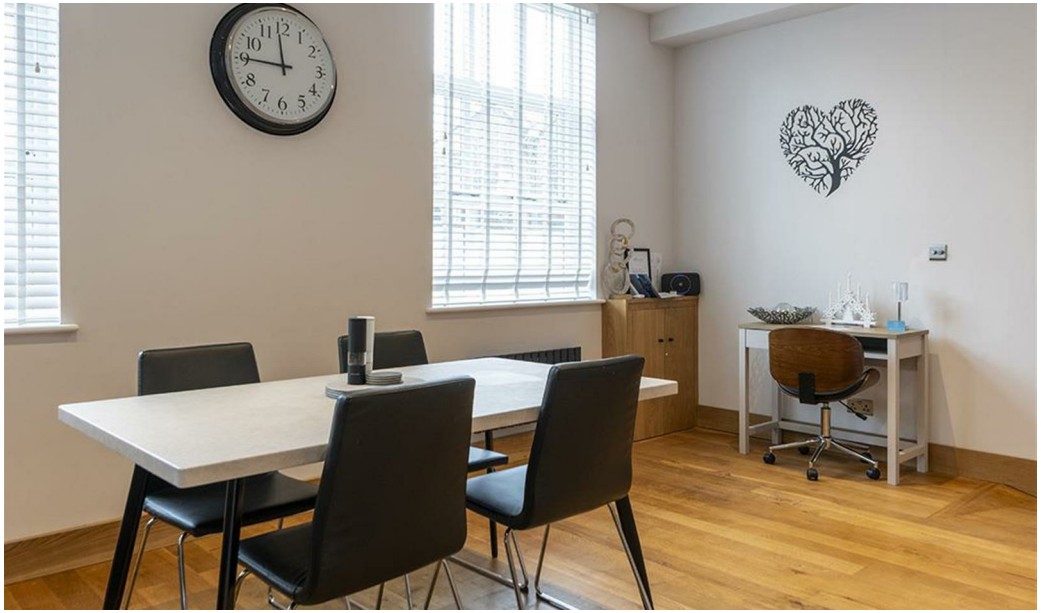
Kitchen / breakfast room area: An extensive range of contemporary kitchen units comprising timber effect laminate worksurface and surrounds, inset stainless steel sink bowl with mixer tap over, Bosch electric induction hob with stainless steel electric oven under, a range of drawers and cupboards under, integrated washing machine, integrated Bosch dishwasher, integrated under counter fridge, retractable carousel corner unit, wall mounted cooker hood extractor fan, inset ceiling lighting, exposed beams, two double glazed ceiling windows to the rear, period style graphite radiator, double doors lead to eaves storage cupboard space.

Bedroom area: A large double bedroom area with excellent height vaulted feature ceiling, exposed beams, inset ceiling lighting, two double glazed Velux ceiling windows to both sides, two sets of double doors lead to eaves storage cupboard space, feature brick-arched alcove, period-style graphite radiator, TV point.

Oak door from the kitchen area leads to

FAMILY SHOWER ROOM: 9’10 Maximum X 8’10 Maximum. A contemporary white suite comprising fitted low level WC, wall mounted double-sized wash basin with mixer tap over, walk-in double-sized shower cubicle with wall mounted mains shower over, separate hand-held shower unit, exposed beams, extractor fan, inset ceiling lighting, wall mounted contemporary graphite radiator, oak skirting boards and architraves, double doors lead to fitted eaves storage cupboard space.

OUTSIDE:
There are two allocated driveway areas for each apartment, providing off road parking for one to two cars per apartment.



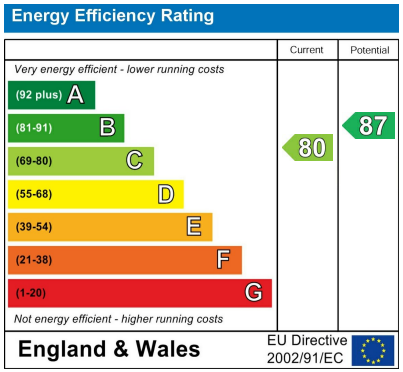
Directions

Viewings

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

Council Tax Band

New Build



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