

# Rolfe East



## The Cross, Bradford Abbas, DT9 6RY

Guide Price £279,000

- STUNNING GRADE II LISTED, THATCHED COTTAGE WITH PARKING.
- HUGE 90' EAST-FACING PRIVATE REAR GARDEN.
- DRIVEWAY PARKING FOR ONE CAR (with potential for more - subject to planning consent).
- EXPOSED BEAMS, INGLENOOK FIREPLACE, COTTAGE LATCH DOORS, QUAIN WINDOWS.
- TUCKED AWAY VILLAGE CENTRE LOCATION ON NO-THROUGH LANE.
- FREE UNRESTRICTED PARKING ON LANE IN FRONT OF COTTAGE.
- RECENTLY FULLY RE-THATCHED AND RENOVATED.
- DETACHED TIMBER CABIN IN GARDEN - IDEAL FOR WORKING FROM HOME.
- THREE BEDROOMS PLUS FIRST FLOOR SHOWER ROOM / WC.
- SHORT WALK TO VILLAGE PUB, PRETTY CENTRE AND POPULAR PRIMARY SCHOOL.

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## 3 The Cross, Bradford Abbas DT9 6RY

WITH PRIVATE DRIVEWAY PARKING! HUGE 90' EAST-FACING REAR GARDEN! '3 The Cross' is a very pretty, Grade II listed, thatched, terraced cottage dating back to approximately 1690 and situated in the heart of the popular Dorset village of Bradford Abbas. The cottage is tucked away at the end of a no-through lane, surrounded by attractive character cottages. It is a short walk to the local village pub and primary school. There are country lane walks from nearby the front door - ideal as you do not need to put the children or the dogs in the car! The cottage has been recently fully re-thatched and has also been renovated well by the existing owners. It boasts a wealth of original character features including an Inglenook fireplace, exposed beams, pine latch cottage doors, multi-pane windows and exposed natural stone internal elevations. It is heated by new electric panel heaters and benefits from some secondary double glazing. The cottage boasts a huge, private rear garden measuring 90' in length x 22'5 in width and benefitting from sunny east and south-facing aspects. There is also a large timber cabin - ideal for working from home. There is driveway parking at the front of the cottage for one car, with scope for more, subject to the necessary permission. The accommodation comprises entrance reception hall, open-plan sitting room kitchen area, rear hall and ground floor cloakroom / WC. On the first floor, there is a landing, two double bedrooms, a third single bedroom and a first floor family shower room. It is only a short walk to the village centre and amenities, including village pub, parish church and sought-after primary school. It is a short drive to the Abbey town of Sherborne with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools.



Council Tax Band: D



Pathway to front door. Front door leads to

**ENTRANCE RECEPTION HALL:** 12'8 maximum x 5'3 maximum. A useful greeting area providing a heart to the home, electric panel heater, staircase rises to the first floor. Cottage doors lead off the entrance hall to the main ground floor rooms.

**OPEN-PLAN MAIN LIVING AREA:** 17'10 maximum x 13'5 maximum. This superb living space is split into two main areas.

**Sitting room area:** Impressive Inglenook open fireplace, natural stone elevations, exposed beams, multi pane window to the front with secondary glazing, electric panel heater, fitted fireside cupboard. Entrance to

**Kitchen Breakfast area:** An extensive range of contemporary recently replaced kitchen units comprising granite worksurfaces, tiled surrounds, inset stainless steel sink bowl, instant hot water mixer tap over, a range of drawers, pan drawers and cupboards under, fitted wine rack, integrated dishwasher, integrated washing machine, inset electric induction hob with stainless steel oven under, recess provides space for upright fridge freezer, exposed beams, window to the rear.

**REAR HALL:** 7'11 maximum x 3'3 maximum. Stable door to the rear, tiling to dado height. Door leads to

**CLOAKROOM / GROUND FLOOR WC:** 5'11 maximum x 2'6 maximum. Fitted low level WC with wash basin over, window to the rear.

Staircase rises from the entrance reception hall to the first-floor landing. Landing cupboard. Doors lead off the landing to the

first-floor rooms.

**BEDROOM ONE:** 10'1 maximum x 5'1 maximum. A double bedroom, exposed beams, multi pane window to the front.

**BEDROOM TWO:** 8'5 maximum x 9'8 maximum. Second double bedroom, multi pane window to the rear overlooks the rear garden, exposed beams, electric panel heater.

**BEDROOM THREE:** 9'4 maximum x 8'4 maximum. Multi pane window to the front.

**FAMILY SHOWER ROOM:** 8'7 maximum x 6'7 maximum. A modern replacement suite comprising low level WC, wash basin with instant hot water mixer tap over, cupboard under, glazed shower cubicle with wall mounted mains shower over, extractor fan, chrome heated towel rail, window to the rear.

**OUTSIDE:**

At the front of the property there is a driveway providing off road **PARKING FOR ONE CAR**. Driveway gives a depth of 18'10 from the road. There is a portion of front garden providing scope for further driveway, subject to the necessary permission. Pathway to the front door, area to store recycling containers and wheelie bins.

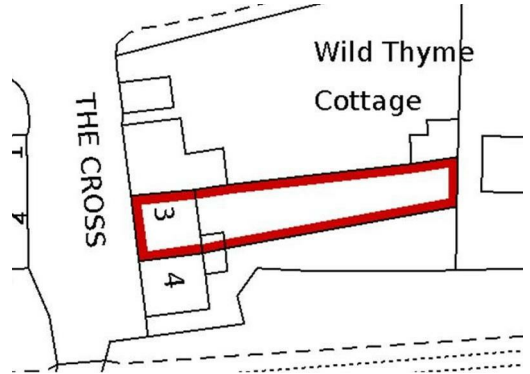
The **MAIN GARDEN** is situated at the rear of the property measuring approximately 19' in length x 22'5 maximum in width. The rear garden is very large and laid to lawn, paved patio seating area with outside tap and outside light. Door leads to

**LEAN-TO WORKSHOP:** 8'1 maximum x 5'5 maximum. Light and power connected, window to the rear.

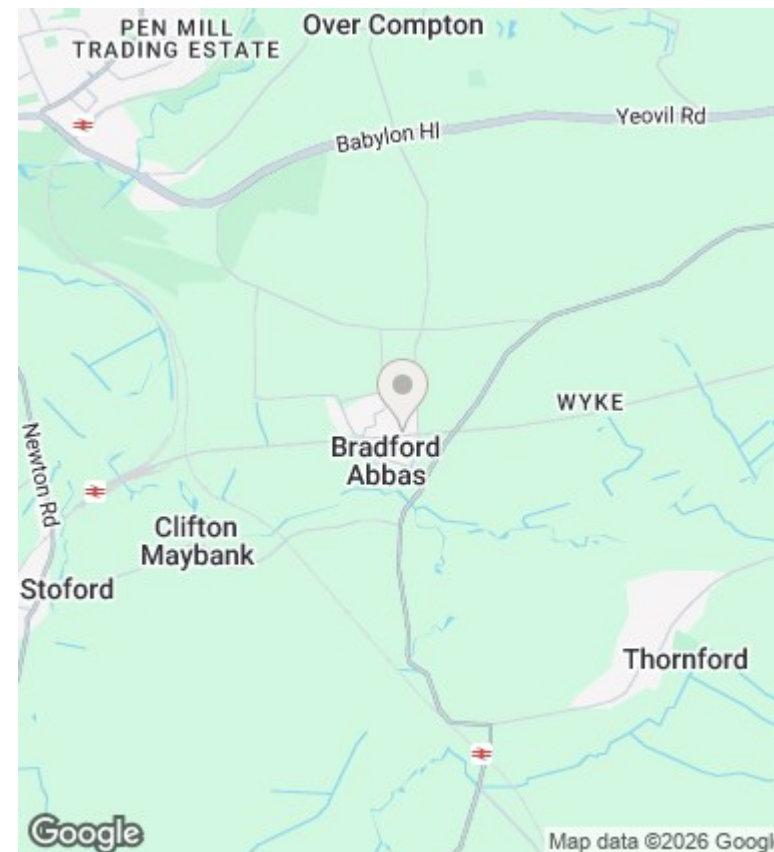
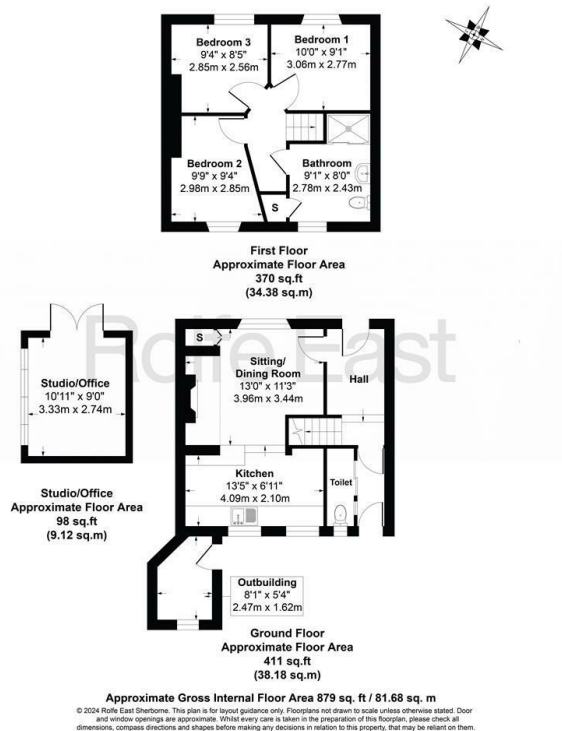
The rear garden is beautifully presented boasting a variety of well stocked flowerbeds and borders including some mature plants, trees and shrubs. It is enclosed by timber panel fencing, small inset pedalling pool.

**DETACHED TIMBER CABIN:** 11'3 maximum x 9' maximum.  
Windows to the front and side, light and power connected, wall mounted electric panel heater.





**The Cross, Bradford Abbas, Dorset, DT9**



**Directions**

**Viewings**

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

**Council Tax Band**

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	