

# Rolfe East



## Boys Hill, Sherborne, DT9 5PJ

Offers In The Region Of £1,250,000

- PRETTY PERIOD DETACHED THATCHED HOME WITH 9.20 ACRES AND 3722 SQUARE FEET.
- PRIVATE DRIVEWAY PARKING FOR TEN CARS OR MORE.
- ENVIABLE FREE FROM RESTRICTIONS OF GRADE II LISTING.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- IDYLIC TRANQUIL ELEVATED RURAL ADDRESS WITH EXQUISITE VIEWS!
- LARGE DETACHED GARAGE / STABLE BLOCK IDEAL FOR EQUESTRIAN USE.
- 21 SOLAR PANELS, uPVC DOUBLE GLAZING AND OIL FIRED RADIATOR CENTRAL HEATING.
- Paddock, lakes and stunning level gardens.
- SCOPE TO CONVERT TO ANNEX OR HOLIDAY COTTAGE (subject to planning permission).
- LARGE INGLENOK FIREPLACE WITH CAST IRON LOG BURNING STOVE.

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# Fosters Farm , Boys Hill, Sherborne DT9 5PJ

IDYLLIC RURAL LOCATION WITH OVER 9 ACRES - PERFECT TRANQUILITY! ONLY A SHORT DRIVE TO SHERBORNE TOWN. 'Fosters Farm' is a simply stunning, substantial (3722 square feet), detached, thatched, double-fronted period character farm house situated in an enviable, elevated, rural location on a hill top, a very short drive to Sherborne town and mainline railway station to London Waterloo. This rare and unique homes stands in superb, level gardens, paddocks, lakes and a substantial plot extending to 9.20 acres approximately. The property is surrounded by rolling countryside and benefits from glorious rural views. The cottage enjoys a sunny west-to-east aspect with sunrises at the rear and sunsets at the front. There is private gated driveway parking for ten cars or more, leading to a detached garage, barn and stable block. The stable block consists of, potentially, four loose boxes and a tack room area. The property is enviably free from the restrictions of Grade II listing and therefore offers scope to extend, reconfigure or convert the outbuilding to an annex or holiday letting accommodation, subject to the necessary planning permission. This Dorset long house is enhanced by period-style uPVC double glazing and oil-fired central heating plus a large cast iron log burning stove and 21 privately owned solar panels. The impressive accommodation comprises entrance dining hall, sitting room, snug / reception room three, kitchen / breakfast room, side lobby / utility room, inner hall and ground floor shower room / WC. On the first floor there is a generous landing area, master double bedroom with walk-in wardrobe and en-suite bathroom, three further generous double bedrooms and a family bathroom. There are superb country lane walks from the front door - ideal as you do not need to put the children or the dogs in the car! This property is set in a highly desirable, elevated, rural address with stunning countryside views at the front and rear. THIS AMAZING HOME MUST BE VIEWED!



Council Tax Band: G



The property is situated within a short driving distance to the picturesque Abbey town centre of Sherborne with a 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Timber front door gives access to

**DINING HALL:** 19'7 maximum x 10'1 maximum. Excellent ceiling heights with exposed beams, light dual aspect with two uPVC double glazed windows to the side, uPVC double glazed door to the rear, room boasts sunny southerly and easterly aspects. Staircase rises to the first floor, under stairs storage recess, radiator. Timber latch door leads from the dining hall to the

**SITTING ROOM:** 29'5 maximum x 17'1 maximum. A beautifully proportioned main reception room enjoying a light dual aspect with three uPVC double glazed windows to the rear overlooking the rear garden boasting an easterly aspect, two uPVC double glazed windows to the front enjoying countryside views boasting a westerly aspect, large inglenook feature fireplace with cast iron log burning stove, exposed beams, two radiators. Timber latch door from the sitting room leads to the

**INNER HALL:** 12'6 maximum x 3'7 maximum. Radiator, uPVC double glazed window to the rear overlooks the rear garden. Pine panel doors lead off the inner hall to

**THIRD RECEPTION ROOM / SNUG:** 13' maximum x 13' maximum. Two uPVC double glazed windows to the front boasting extensive countryside views and a westerly aspect, radiator, telephone point.

**KITCHEN BREAKFAST ROOM:** 18'5 maximum x 16'1 maximum. An impressive kitchen enjoying a light dual aspect with two uPVC double glazed windows to the front boasting a westerly aspect and extensive countryside views, uPVC double glazed windows to the rear overlooking the rear garden, uPVC double glazed double French doors opening onto the rear garden, timber effect flooring, two radiators, a range of oak panelled kitchen units comprising laminated worksurface, tiled surrounds, inset one and a half sink bowl and drainer unit, mixer tap over, space and point for electric oven, a range of drawers and cupboards under, space and plumbing for dishwasher, a range of matching wall mounted cupboards, space for upright fridge and freezer. Panel door leads to

**SIDE LOBBY / UTILITY ROOM:** 12'9 maximum x 7'1 maximum. Space and plumbing for washing machine, uPVC double glazed window to the front boasting extensive countryside views, radiator, door to the side, timber effect flooring. Panel door leads to storage cupboard housing oil fired boiler, uPVC double glazed window to the side. Panel door leads from side lobby/utility room to

**GROUND FLOOR SHOWER ROOM / WC:** 5'10 maximum x 4'4 maximum. Low level WC, pedestal wash basin, shower cubicle with wall mounted electric shower over, uPVC double glazed window to the side, radiator, shaver light and point, timber effect flooring.

Timber staircase rises from the dining hall to the

**FIRST FLOOR LANDING:** 53'2 maximum x 5' maximum. A generous landing area, three uPVC double glazed dormer windows to the front boasting extensive countryside views, two radiators, three doors lead to shelved cupboard space. Panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 16'2 maximum x 11'9 maximum. uPVC double glazed window to the rear overlooks the main rear garden enjoying an easterly aspect, radiator, fitted wardrobe cupboard recess. Panel door leads to  
**WALK-IN WARDROBE:** 7'8 maximum x 4'6 maximum. Fitted shelving and hanging space. Panel door from the master bedroom leads to

**EN-SUITE BATHROOM:** 7'5 maximum x 6'10 maximum. uPVC double glazed window to the rear overlooks the rear garden, fitted low level WC, panel bath, tiled surrounds, pedestal wash basin, tiled splashback, radiator.

**BEDROOM TWO:** 14'9 maximum x 11'10 maximum. A second generous double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a sunny easterly aspect, radiator.

**BEDROOM THREE:** 12'1 maximum x 10'3 maximum. A third double bedroom, uPVC double glazed window to the rear overlooks the rear garden boasting a sunny easterly aspect, radiator.

**BEDROOM FOUR:** 15'4 maximum x 8'4 maximum. uPVC double glazed window to the side, radiator.

**FAMILY BATHROOM:** 9'11 maximum x 8'4 maximum. A white suite comprising low level WC, pedestal wash basin, roll top enamel cast iron free standing bath on ball-and-claw



feet with wall mounted shower tap arrangement over, uPVC double glazed window to the front boasting a westerly aspect and extensive countryside views, timber effect flooring, radiator.

#### OUTSIDE:

This magnificent long house stands in a level plot and stunning grounds extending to approximately 9.20 acres approximately. Consisting of gardens, lakes and paddock land and enjoying a stunning rural backdrop and views. The main rear garden boasts an easterly aspect. The cottage boasts extensive countryside views to the front and rear.

At the front of the property there is a substantial lawned garden giving a depth of 40' from the country lane. The front garden enjoys a westerly aspect and the afternoon sun. It enjoys extensive countryside views at the front and many a sunset. There are a variety of mature trees, plants and shrubs, a variety of shaped flowerbeds and borders well stocked with mature plants. A timber five bar gate gives vehicular access to the front garden and land.

Driveway access from the lane and a private timber five bar gate gives access to large private driveway providing off road parking for 10 cars or more.

**DETACHED STONE BARN / GARAGE:** 34'5 maximum x 23'5 maximum. Timber double doors, light and power connected, two windows to the side, space for chest freezer, workshop area, two stables and large log store / tack room, loft storage space above. Please note: This outbuilding provides scope for a perfect conversion to annex or holiday let accommodation, subject to the necessary planning permission.

The main portion of the land is situated at the rear of the property and boasts a sunny easterly and southerly aspect. It is laid mainly to lawned garden and paddock and includes a large private lake. The property is set in a peaceful rural location in a hilltop position on Boyshill, a very short drive to Sherborne Town. It is enviably free from any Grade II listing restrictions. The property offers tremendous scope for extension and conversion/ reconfiguration, subject to the necessary planning permission.

Services connected are mains electric and water, oil fired radiator central heating, 21 privately owned solar panels and septic tank private drainage, council tax Dorset Council band G.









## Boys Hill, Sherborne, Dorset, DT9

Approximate Area = 2,610 sq ft / 242.49 sq m

Garage/Outbuildings = 1,112 sq ft / 103.33 sq m

Total = 3,722 sq ft / 345.82 sq m

For identification only - Not to scale



© 2024 Rolfe East Sherborne Ltd. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.

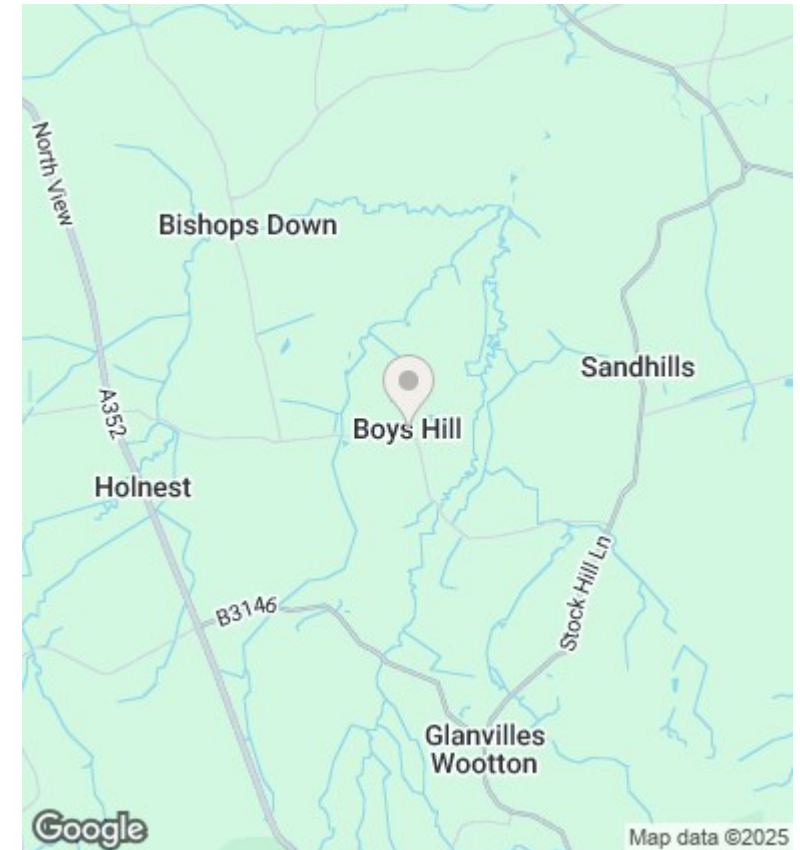
## Directions

## Viewings

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

## Council Tax Band

G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC