

# Rolfe East



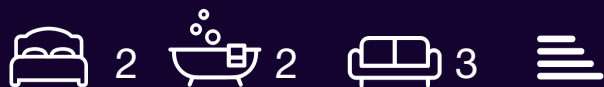
Shaftesbury Road, Henstridge, BA8 0PP

Guide Price £195,000

- TREMENDOUS DEVELOPMENT OPPORTUNITY FOR TWO DWELLINGS (subject to planning).
- DETACHED GARAGE AND CARPORT - VEHICULAR ACCESS VIA DROPPED KERB.
- SIDES ON TO PRETTY COUNTRY LANE LEADING TO POPULAR HAMLET.
- VACANT - NO FURTHER CHAIN.
- LEVEL PLOT AND GARDENS EXTENDING TO JUST OVER A THIRD OF AN ACRE.
- OIL-FIRED RADIATOR CENTRAL HEATING.
- SHORT WALK TO EXCELLENT VILLAGE CENTRE AMENITIES.
- DETACHED TWO BEDROOM COTTAGE REQUIRING RENOVATION.
- FREE FROM RESTRICTIONS OF GRADE II LISTING AND CONSERVATION AREA.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

# The Pound Shaftesbury Road, Henstridge BA8 0PP

DEVELOPMENT OPPORTUNITY! VACANT - NO FURTHER CHAIN. 'The Pound' is a detached, period cottage situated in a generous, level corner plot extending to over a third of an acre. The property and plot require full renovation but provide an exciting prospect for developers and builders. The plot could easily be split and there is enough room for two detached residential dwellings, subject to the necessary planning permission. The plot fronts on to the Shaftesbury road but also sides on to Whitchurch Lane - a pretty country lane leading to an a popular hamlet. As it stands, there is vehicle access to the site via a dropped kerb to a single detached garage and attached carport. The property is heated via oil-fired radiator central heating (not tested). The current accommodation comprises large entrance reception hall, sitting room, dining room, kitchen, garden room / utility room, ground floor shower room / WC and various attached workshops. On the first floor, there is a large landing area, two generous double bedrooms and a family bathroom. There are fantastic rural dog walks not far from the front door as well as a short walking distance to excellent village amenities and the pretty village centre. This house is set in a popular residential address near the centre of Henstridge and the pretty parish church. The village of Henstridge has a church, two public houses and a primary school at its centre and additional local services found nearby at Stalbridge where there is the popular Dikes independent supermarket and a range of local shops. 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. VACANT - NO FURTHER CHAIN.



Council Tax Band: D



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.

Wrought iron gate and pathway leads to the front of the cottage. Panel front door leads to

**ENTRANCE RECEPTION DINING HALL:** 16'5 maximum x 15'11 maximum. A large entrance reception hall, window to the front and windows to the side, exposed beams, radiator, staircase rises to the first floor, door leads to understairs cupboard space. Doors lead off the further rooms.

**SITTING ROOM:** 18'6 maximum x 13'3 maximum. A generous main reception room, two windows to the front, two radiators, stone inglenook fireplace.

**DINING ROOM:** 12'9 maximum x 10'4 maximum. Window to the side and front, fitted window seat, fireplace recess. Door leads to

**KITCHEN:** 22' maximum x 6'5 maximum. Windows to the rear, fitted kitchen units and sink. Door leads to various workshops. Further door to

**GARDEN ROOM / UTILITY ROOM:** 14'2 maximum x 12'11 maximum. A range of fitted units, window to the rear, window to the front. Door to

**SHOWER ROOM / WC:** 7'10 maximum x 5'2 maximum. Fitted low level WC, fitted wash basin, shower cubicle, window to the side.

Staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 15'9 maximum x 11'6 maximum. A large landing area. Window to the front. Doors lead off to the first floor rooms.

**BEDROOM ONE:** 15'5 maximum x 12'5 maximum. A double bedroom. Two windows to the front, fitted wardrobe.

**BEDROOM TWO:** 12'4 maximum x 10'8 maximum. A second double bedroom, window to the side and front, sink over cupboard.

**FAMILY BATHROOM:** 8'6 maximum x 7'11 maximum. A fitted suite comprising low level WC, wash basin over storage cupboard, panel bath with tiled surrounds, window to the rear, cupboard houses lagged hot water cylinder and immersion heated, slatted shelving, radiator.

#### **OUTSIDE:**

This detached, double fronted cottage occupies a generous corner plot extending to just over a third of an acre (0.37 acres approximately) with gardens at the front of the property enjoying a sunny southerly aspect and on the side of the property enjoying an easterly aspect. There is a detached garage and carport accessed via a dropped kerb from the Shaftesbury Road.

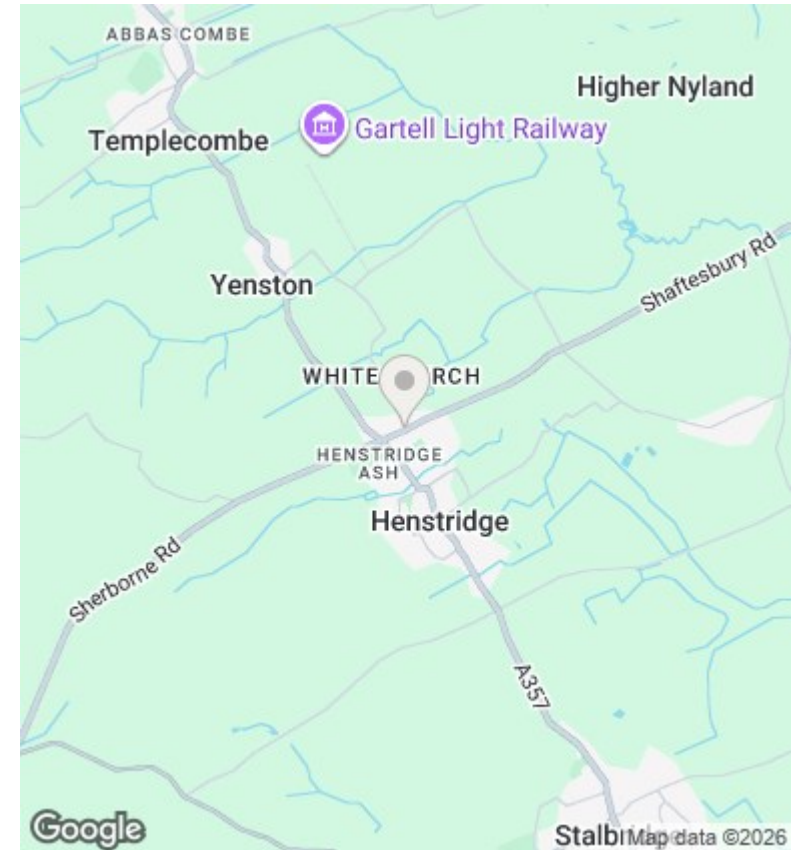
## Directions

## 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 