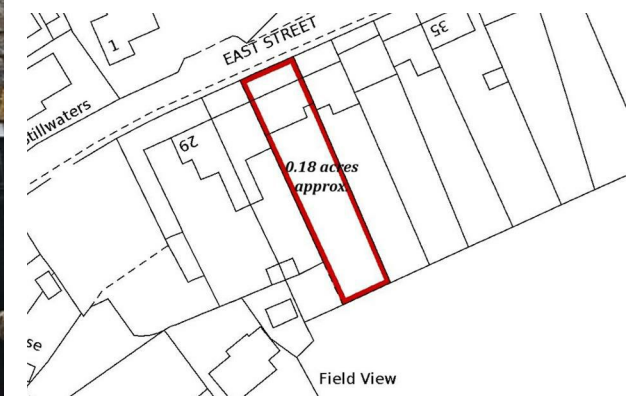


Rolfe East



East Street, Milborne Port, DT9 5DR

Price Guide £185,000

- VERY PRETTY DOUBLE-FRONTED NATURAL STONE END OF TERRACE CHARACTER COTTAGE.
- SOUTH-FACING REAR GARDEN.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING
- VACANT - NO FURTHER CHAIN.
- GRADE II LISTED WITH LOTS OF ORIGINAL CHARACTER.
- STONE FIREPLACE WITH CAST IRON LOG BURNING STOVE, WINDOW SEATS, AND MORE.
- VERY SHORT WALK TO PRETTY VILLAGE CENTRE AND EXCELLENT AMENITIES.
- LARGE LEVEL REAR GARDEN - PLOT EXTENDING TO 0.18 ACRES APPROXIMATELY.
- TWO DOUBLE BEDROOMS AND TWO RECEPTION ROOMS.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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31 East Street, Milborne Port DT9 5DR

VACANT - NO FURTHER CHAIN. '31 East Street' is a very pretty, double-fronted, period, Grade II listed, natural stone, semi-detached cottage situated in a very popular residential address in a conservation area very near the centre of the sought-after village of Milborne Port on the Somerset / Dorset borders. The property boasts a generous, level rear garden and large plot extending to just under a fifth of an acre (0.18 acres approximately). The main garden is situated at the rear of the property and is enclosed, enjoying a sunny south-facing aspect and good privacy. The cottage is a short walk to the pretty village centre and a short drive to Sherborne town centre and mainline railway station to London Waterloo. The property has tremendous scope for further extension, reconfiguration or renovation, subject to the necessary planning permission. There is free, unrestricted street parking on the lane at the front of the cottage. It boasts many appealing character features including natural stone fireplaces, exposed beams, window seats, leaded light windows, timber panelling and exposed natural stone internal elevations. It is heated by a mains gas fired radiator central heating system. The cottage requires renovation and restoration throughout. The well laid out accommodation enjoys excellent levels of natural light and is deceptively spacious. It comprises entrance hall, sitting room, dining room, inner hall, kitchen, rear lobby and ground floor bathroom. There is a small landing on the first floor plus two good sized double bedrooms. There are superb countryside and village centre walks from nearby the front door – ideal as you do not need to put the dogs or the children in the car! This house is set in a highly sought-after residential address near the centre of Milborne Port in the shadow of the pretty parish church.



Council Tax Band: B



It is a very short walk to the village centre, church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery.

It is a short drive to Sherborne town centre 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Steps and front path lead to glazed front door. Front door leads to entrance hall, flagstone door, staircase rises to the first floor. Latch doors lead off the entrance hall to the main reception rooms.

SITTING ROOM: 12' maximum x 15'3 maximum. A lovely main reception room with lots of character features. Two period windows to the front, one with leaded light panes, window seat, feature natural stone period fireplace recess and hearth with cast iron log burning stove, exposed stone surrounds, flagstone floor, telephone point, TV ariel attachment, radiator.

DINING ROOM / RECEPTION ROOM TWO: 12'6 maximum x 8'5 maximum. Enjoying a light dual aspect with leaded light window to the front, window seat, window to the rear with window seat, exposed natural stone elevations, period cast iron fireplace with timber surrounds, exposed pine panelling. Doors from the dining room lead to inner hall, understairs cupboard space.

KITCHEN: 9'7 maximum x 6'7 maximum. A range of fitted kitchen units comprising laminated worksurface, tiled surrounds, inset stainless steel sink bowl and drainer unit, drawers and cupboards under, space and point for gas oven, space for under counter fridge, window to the rear overlooks the rear garden, wall mounted cooker hood extractor fan, wall mounted Worchester gas fired boiler, radiator.

Entrance from the kitchen and glazed door from the sitting room lead to the

REAR LOBBY: 6'7 maximum x 4'5 maximum. Radiator, glazed door and side light leads to the rear garden. Door leads from the rear lobby to

GROUND FLOOR BATHROOM: 5'9 maximum x 5'10 maximum. Low level WC, wash basin, tiled splashback, enamel bath with mains shower tap arrangement over, tiling to splash prone area, radiator, window to the rear.

Staircase rises from the entrance hall to the first floor landing, radiator. Cottage latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12'7 maximum x 10'3 maximum. A generous double bedroom enjoying a light dual aspect with leaded light window to the front, window seat, window to the rear overlooks the rear garden to fields beyond, radiator, exposed pine floorboards, timber period fire surround, ceiling hatch to loft space. Pine panel door leads to linen cupboard with slatted shelves and radiator. Further pine panel door leads to fitted cupboard space. Further door leads to second wardrobe.

BEDROOM TWO: 12'7 maximum x 8'4 maximum. A second double bedroom enjoying a light dual aspect with leaded light window to the front, window seat, window to the rear overlooks the rear garden backing onto fields, radiator, exposed pine floor boards.

OUTSIDE:

The property benefits from a large, level plot and gardens extending to 0.18 acres approximately.

At the front of the property there is a portion of lawned garden giving a depth of 13' from the pavement. Steps and path lead to the front door outside light. Timber side door gives access to

UNDERCOVER PASSAGE / STOREROOM: 16'11 maximum x 4'1 maximum. Light and power connected, ideal for storing recycling containers and wheelie bins. Space and plumbing for washing machine. This is a through-room to the main rear garden.

The main rear garden is approximately 130' in length x 32' maximum in width. This level rear garden is laid mainly to lawn and boasts a sunny south facing aspect backing onto fields. It is enclosed by natural stones walls and timber fencing, greenhouse, outside light, outside tap, brick built storage shed.





East Street, Milborne Port, Sherborne

Approximate Area = 762 sq ft / 70.7 sq m

Outbuildings = 79 sq ft / 7.3 sq m

Total = 841 sq ft / 78 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC