

Rolfe East



South Street, Sherborne, DT9 3LT

Offers In Excess Of £1,100,000

- Handsome, double fronted, Grade II listed town house (2349 square feet).
- An interior designers dream - finished to the highest of standards by the current owners.
- High-end modern kitchen with Miele appliances and Everhot electric Range oven
- Stunning private courtyard garden enjoying a sunny southerly aspect.
- Superb central location - level walk to Sherborne Abbey and railway station to London.
- Impressive ceiling heights, mouldings, sweeping staircase and huge full-height bay window.
- Two staircases lead to two separate wings.
- Attached garage and secure gated parking for one car.
- Gas fired under floor heating throughout the ground floor and first floor.
- Four double bedrooms - Impressive Master suite with private hall and en-suite bathroom.

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Ludbourne House South Street, Sherborne DT9 3LT

'Ludbourne House' is a substantial (2349 square feet) and distinguished Grade II listed townhouse constructed of handsome natural stone beneath a traditional Welsh slate roof. Beautifully restored throughout, the property showcases fine period detailing, generous proportions and contemporary finishes of exceptional quality. With magnificent ceiling heights, full height bay windows and classic sash windows, the house is bathed in natural light, offering a wonderful sense of space and elegance.

This rare and exclusive property has undergone an extensive renovation and partial rebuild, completed to an exceptional standard. Every detail has been carefully considered to blend the historic character of the home with the highest quality modern finishes. At the heart of the house lies a stunning dining hall, showcasing an elegant sweeping staircase – a true architectural centrepiece. To one side, French doors open into a beautifully proportioned sitting room with a bespoke stone fireplace, a large living flame feature gas fire and handcrafted fitted bookshelves, creating an inviting and stylish living space. To the opposite side, the kitchen is of an ultra-modern, high-end design featuring an electric 4-oven Everhot range cooker and premium Miele integrated appliances. A cloaks cupboard provides additional practical storage. The house boasts two staircases with the extension to the north-east wing offering two double bedrooms and a luxury shower room. On the ground floor, a cloakroom and large utility room provide everyday convenience and lead through to the integral garage. The principal staircase sweeps up to the house's main quarters, comprising a master double bedroom suite with spacious bedroom, extensive fitted wardrobes and a refined en suite bathroom with bath and walk-in shower. A further double bedroom on this level also benefits from a private en suite shower room and extensive built-in storage.



Council Tax Band: F



The house is heated via gas-fired under floor heating throughout the ground and first floor. The property enjoys a full-width courtyard garden with a sunny southerly aspect, set behind tall natural stone walls, with further privacy provided by pleached hornbeam trees which extend above the stone walling. The garden has a U-shaped raised bed planted with a variety of colourful perennials, overlooked by a stone flagged veranda, which is accessible from the rear hall via French windows. A secure, wrought iron pedestrian gate and pathway lead to the front entrance, while an electrically operated wrought iron security gate allows vehicular access to the parking and substantial garage. The driveway is shared with neighbouring residences that form part of the prestigious Ludbourne Hall enclave, discreetly located to the rear of the property.

The house is in the beating heart of the amazing town centre 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, two historic castles and world-famous Sherborne private schools. This house is a very short, level walk from the mainline railway station to London, making London Waterloo in just over two hours directly. There are lovely walks only moments from the front door at Purlieigh, the Water Meadows, the Sherborne Castles and Pageant Gardens. Sherborne has 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 superb restaurant.

Wrought iron gates, stone paved pathway with outside light, period panelled front door leads to entrance dining hall.

Entrance Dining Hall – 24'8 Maximum x 10'2 Maximum

A simply stunning entrance dining reception area, enjoying exceptional ceiling heights from the era, impressive period mouldings, moulded skirting boards and architraves, feature arched toplight windows and feature side lights, porcelain floor tiles, underfloor heating, shelved alcove, period panelling, sweeping staircase rises to the first floor, understairs storage cupboard space, period light fittings combined with inset ceiling lighting, low level ambient lighting, glazed double doors lead from the dining hall to the sitting room.

Sitting Room – 23'10 Maximum x 17'4 Maximum

A handsome room enjoying exceptional ceiling heights, dramatic glass chandelier combined with inset ceiling lights, full height impressive period bay window to the front, enjoying a sunny southerly aspect, impressive period sash windows to the front, period ceiling mouldings, period style stone fireplace with large feature living flame gas fire, arched alcove and extensive book shelving, moulded skirting boards and architraves, solid oak floors, telephone point, TV point.

Panelled door from the dining hall leads to kitchen breakfast room.

Kitchen Breakfast Room – 19'3 Maximum x 18'7 Maximum

An extensive range of contemporary kitchen units comprising solid marble work surface, inset one and a half sink bowl with mixer tap over, Everhot electric range with four ovens, electric induction hob and solid hob, a range of drawers, pan drawers and cupboards under, integrated Miele dishwasher, corner carousel cupboards, inset NEFF microwave, full height integrated

fridge and freezer, porcelain floor tiles with underfloor heating. This room enjoys a light dual aspect with two feature sash windows to the side and automated sash window to the front enjoying a sunny southerly aspect with fitted plantation shutters, exceptional ceiling heights with inset ceiling lighting, door leads to shelved pantry, further door to large cloaks cupboard.

Oak panelled door leads from the sitting room to the side lobby. Double glazed double French doors open on to the front garden, second staircase rises to the first floor, oak panelled doors lead off the side lobby to further rooms.

Utility Room – 8'11 Maximum x 7'4 Maximum

Solid oak work surfaces, ceramic Belfast sink with mixer tap over, a range of storage cupboards under, porcelain floor tiles, wall mounted shelving, double glazed window to the side, cupboard housing heating controls and water softener, cupboard houses Miele washing machine and tumble dryer, integral door leads to attached garage.

Cloakroom – 6'9 Maximum x 3'2 Maximum

A fitted low level WC, circular wash basin on wash stand with cupboards under, mixer tap, extractor fan.

This property has two staircases rising to the first floor. The main staircase rises from the dining hall to the first floor landing. Oak panelled door leads to large walk-in storage cupboard / wardrobe. Oak panelled doors lead off the landing to the first floor rooms.

Master suite –

Private hallway and further oak panelled doors give access to master double bedroom, en-suite bathroom and airing cupboard.

Master Double Bedroom – 15'10 Maximum x 15'3 Maximum

A beautiful master bedroom enjoying dual aspect sash windows with fitted plantation shutters and featuring a range of fitted wardrobe cupboards.

En-suite Bathroom – 12'1 Maximum x 8' Maximum

A contemporary white suite comprising, Smart WC with bidet wash function, his-and-hers ceramic wash basin on wash stand with cupboards under, mixer taps over, free standing bath with mixer tap over, glazed shower cubicle with wall mounted mains rain shower over, tiled surrounds and floor, heated towel rail, sash window incorporating fitted plantation shutters with views to Pageant Gardens, inset ceiling lighting, extractor fan.

Bedroom Two – 13'9 Maximum x 10'0 Maximum

A generous double bedroom enjoying a light dual aspect and large feature sash windows with fitted plantation shutters, oak panelled door leads to shelved cupboard space, further panelled door leads to fitted wardrobe cupboards space, oak panelled door leads to ensuite shower room.

En-suite Shower Room – 6'6 Maximum x 8'4 Maximum

A modern white suite comprising, fitted low level WC, inset wash basin with mixer tap over, cupboards under, tiled shower cubicle with wall mounted mains shower over, sash window with

fitted plantation shutters, inset ceiling lighting, extractor fan, heated towel rail, tiled floor and surrounds.

Second staircase rises from the side lobby to the first-floor landing, oak panelled doors lead off the landing to further first floor rooms.

Bedroom Three – 15'3 Maximum x 9'2 Maximum

A third generous double bedroom, with two double glazed windows with fitted plantation shutters, double doors lead to fitted wardrobe cupboard space.

Bedroom Four – 9'3 Maximum x 9'0 Maximum

A fourth double bedroom, double glazed window with fitted plantation shutters.

First floor shower room – 5'7 Maximum x 8'7 Maximum

A modern white suite comprising, low level WC, circular wash basin on washstand with cupboards under, glazed shower cubicle with wall mounted mains shower over, inset ceiling lighting, extractor fan, heated towel rail, tiled floor and surrounds, double glazed window to the rear.

Outside

At the front of the property, double wrought iron gates give access to a stone paved pathway leading to the front door, outside ambient lighting, stone paved patio area, enclosed by wrought iron railings, timber side gate gives access to the main garden, situated at the front of the property.

Main Garden – 34'7 in width x 26'6 in depth

This beautifully presented front garden is enclosed by natural stone walls and enjoys a sunny southerly aspect with a surprising degree of privacy. It is laid to stone paving, boasting a variety of well stocked flower beds and borders, including mature pleached hornbeam trees which extend above the stone walling, outside tap, oak pitched porchway at the rear with outside lighting.

Wrought iron automated gate gives vehicular access to a shared parking area at the side of the property with area for storing recycling containers and wheelie bins. The property comes with one allocated parking space, plus the attached garage.

Attached Garage – 18'3 in length x 9'9 in width

Automatic garage door, light and power connected, storage recess, integral door to the utility room.





Ludbourne House

Approximate Gross Internal Area = 218.2 sq m / 2349 sq ft

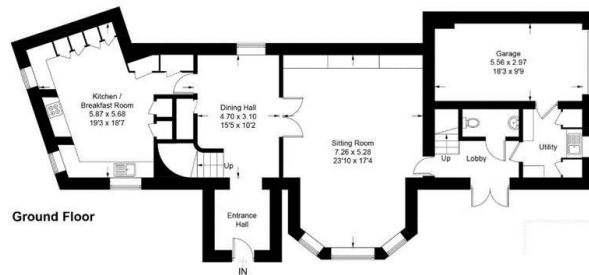
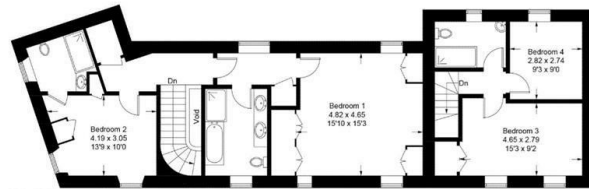
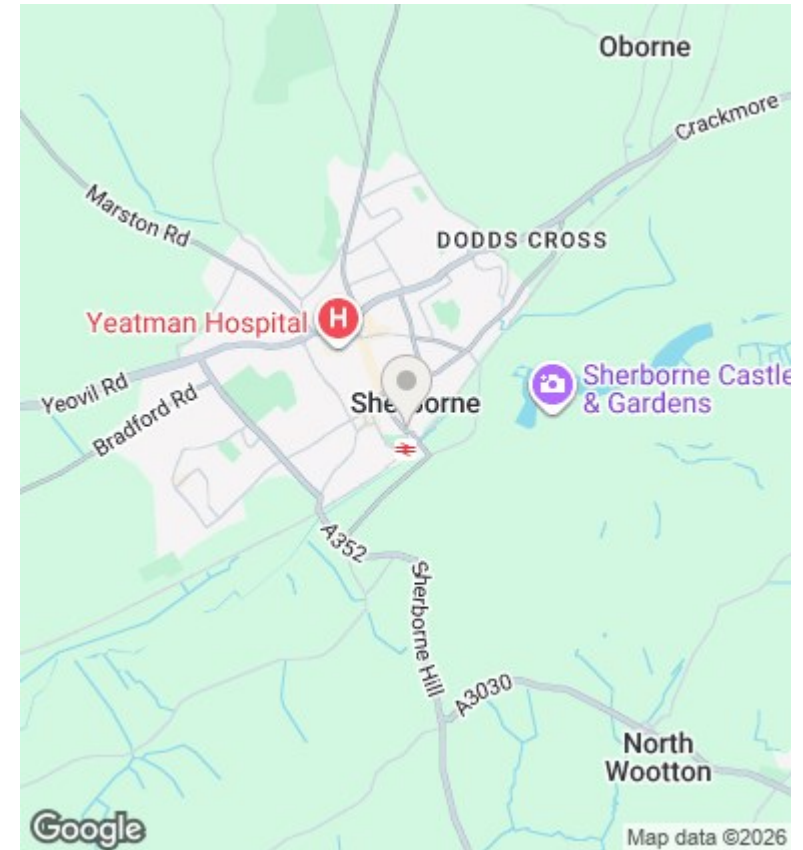


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1234235)



Directions

Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	