

Rolfe East



Brister End, Yetminster, DT9 6NH

Guide Price £375,000

- ATTRACTIVE PERIOD NATURAL STONE 3 BEDROOM SEMI-DETACHED COTTAGE (1139 sq ft).
- MAIN PRIVATE SIDE GARDEN ENJOYING SOUTH-FACING ASPECT.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- CONSERVATION AREA NEAR HEART OF PRETTY DORSET VILLAGE.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- EXCELLENT LEVELS OF NATURAL LIGHT.
- DRIVEWAY PARKING FOR 1-2 CARS.
- EXPOSED BEAMS, NATURAL STONE FIREPLACES, INTERNAL STONE ELEVATIONS ETC.
- SHORT WALK TO COUNTRYSIDE AND EXCELLENT VILLAGE AMENITIES.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

Rose Cottage Brister End, Yetminster DT9 6NH

WITH DRIVEWAY PARKING! 'Rose Cottage' is a very pretty, period character, double fronted, semi-detached, natural stone cottage (1139 square feet) situated in a prestigious address in the heart of this pretty Dorset village, a very short walk to the popular village pub, café, shop and primary school. It is a very short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property is deceptively spacious and stands in a level plot with a private side garden boasting a sunny southerly aspect. There is a private driveway at the rear providing off road parking for one car. There is potential for more parking, subject to the necessary permission. The cottage is enviably free from the restrictions of Grade II listing and yet retains many character features including exposed beams, natural stone fireplaces, internal stone elevations and timber latch doors. The house benefits from uPVC double glazing, an open fireplace and oil-fired radiator central heating. The property boasts excellent levels of natural light from a sunny south westerly aspect at the front plus large windows and dual aspects. The well-arranged, deceptively spacious accommodation is arranged over two floors. It comprises large sitting room / dining room, generous kitchen / breakfast room and garden room / conservatory. On the first floor, there is a landing area, three double bedrooms (one with pedestal wash basin and WC) and a family shower room. There are fabulous countryside walks and village walks from nearby the front door. It is also a short walk to the pretty village centre. This wonderful home is situated in one of the best addresses in the village of Yetminster in Dorset - only a very short drive to both Sherborne and Yeovil town. Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone.



Council Tax Band: C



As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdresser, coffee shops, deli and a sports/social club with playing grounds and tennis courts. The village has a railway station linking you to the coastal town of Weymouth to central Bristol Templemeads and Gloucester. This line connects you to the station at Castle Cary where you can pick up the train to London Paddington.

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. 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.

Steps rise to storm porch with outside light. Double glazed stable front door to the main reception room.

SITTING ROOM / DINING ROOM: 25'6 maximum x 15' maximum. A large main reception room enjoying a wealth of character features included exposed beams, natural stone fireplace recess with flagstone hearth, exposed stone elevations, two period-style uPVC double glazed windows to the front with fitted shutters, front boasts a sunny south westerly aspect, two radiators, TV ariel attachment, telephone point, staircase rises to the first floor. Pine latch door leads to understairs storage cupboard space. Pine latch door leads from the lounge/dining room to the

KITCHEN BREAKFAST ROOM: 14'2 maximum x 10'2 maximum. A range of fitted hand painted kitchen units comprising hardwood worksurface, double ceramic Belfast sink with mixer tap over, tiling to splash prone areas, fitted base cupboards, fireplaces recess houses Rangemaster electric oven and hob, space and plumbing for washing machine, recess provides space for upright fridge freezer, cupboard houses oil-fired central heating boiler, period-style uPVC double glazed window to the front, radiator, timber effect ceramic floor tiles, inset ceiling lighting. Pine latch door from the kitchen leads to the

GARDEN ROOM: 16'2 maximum x 8'11 maximum. uPVC double glazed windows to the side, radiator, ceramic floor tiles, double glazed Velux ceiling window to the rear, uPVC double glazed double French doors open to the main side garden. Staircase rises from the lounge/dining room to the

FIRST FLOOR LANDING: 16'3 maximum x 6'4 maximum. uPVC double glazed window to the rear, radiator, ceiling hatch and loft ladder leads to loft storage space. Latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 14'5 maximum x 12'4 maximum. A generous double bedroom, period-style uPVC double glazed window to the front, exposed stone elevations, period cast iron fire surround and hearth, fireside recess handing space.

BEDROOM TWO: 13' maximum x 7'11 maximum. A second double bedroom, period-style uPVC double glazed window to the front, radiator.

BEDROOM THREE: 10'3 maximum x 7'8 maximum. A generous third bedroom, period-style uPVC double glazed window to the

front, wash basin, low level WC, radiator.

FAMILY SHOWER ROOM: 6'5 maximum x 6' maximum. Fitted low level WC, pedestal wash basin, glazed shower cubicle with wall mounted electric shower over, uPVC double glazed window to the rear, heated towel rail. Door leads to airing cupboard housing hot water cylinder and immersion heated, slatted shelving.

OUTSIDE:

At the front of the property there is a portion of front garden laid to flowerbed. Steps rise to the rise to the front door, outside light. Wrought iron gate leads to the

MAIN GARDEN situated at the side boasting a sunny and westerly aspect. Main side garden measures 43' maximum in depth x 23'4 maximum in width. This level garden is laid to easy lawn and boasts a variety of flowerbeds and borders enjoying a selection of mature plants and shrubs. It is enclosed by natural stone walls and timber fencing, outside tap, paved patio seating, ornamental fishpond. Timber gate gives access to the rear of the property. There is a yard area laid to stone chippings ideal for storing recycling containers and wheelie bins.

GARDEN SHED: 8'4 maximum x 8' maximum.

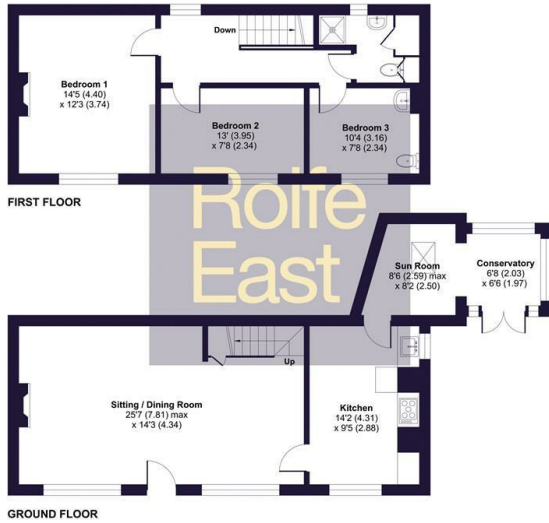
There is a residents parking area at the rear of the property. The cottage comes with off road parking for 1-2 cars.



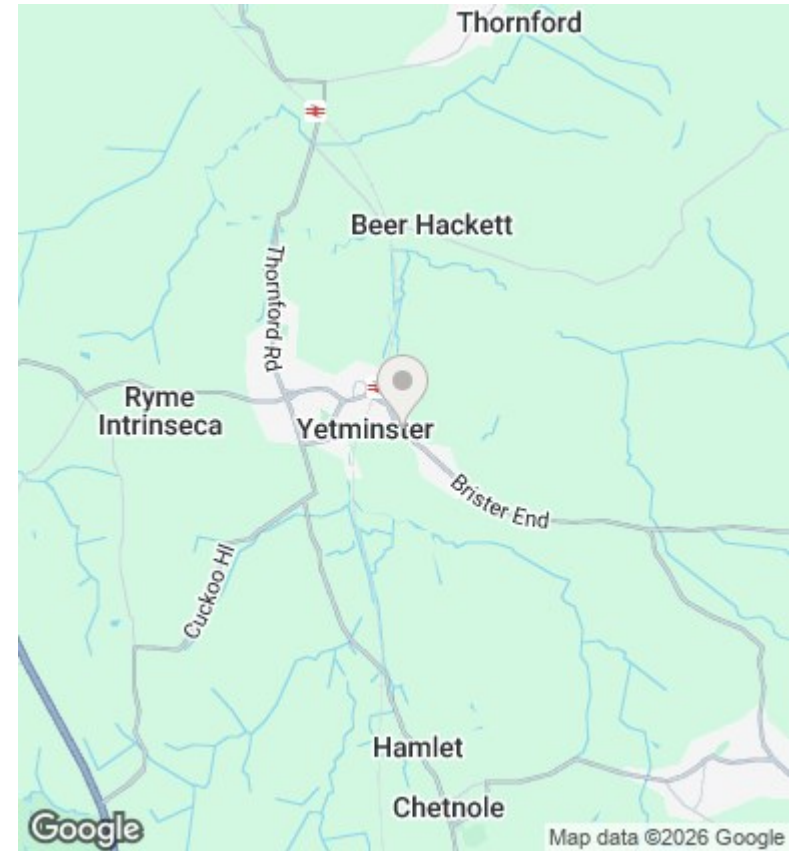


Rose Cottage, Brister End, Yetminster, Sherborne, DT9

Approximate Area = 1139 sq ft / 105.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1437946



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	