

# Rolfe East



Limington, Limington, BA22 8EQ

Guide Price £850,000

- PRETTY DOUBLE FRONTED PERIOD DETACHED COTTAGE IN PICTURESQUE VILLAGE CENTRE.
- OUTDOOR HEATED SWIMMING POOL
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM.
- SHORT DRIVE TO YEOVIL AND SHERBORNE TOWNS PLUS RAILWAY STATION TO LONDON.
- QUINTESSENTIAL SOMERSET VILLAGE LOCATION OPPOSITE PARISH CHURCH.
- DRIVEWAY PARKING FOR 5-6 LEADING TO DETACHED GARAGE.
- OIL FIRED RADIATOR CENTRAL HEATING AND PERIOD-STYLE DOUBLE GLAZING.
- SUBSTANTIAL LEVEL PLOT AND SUPERB GARDENS EXTENDING TO OVER HALF AN ACRE.
- FOUR GENEROUS BEDROOMS, THREE RECEPTION ROOM - 2467 SQUARE FEET.
- HAMSTONE FIREPLACE, CAST IRON LOG BURNING STOVES, ELECTRIC AGA AND MORE!

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# Spring Cottage Limington, Limington BA22 8EQ

'Spring Cottage' is a very pretty, deceptively spacious (2467 square feet), double-fronted, detached, period, natural stone, character cottage set in a level plot and gardens of approximately just over a half an acre (0.55 acres) in a superb village centre position and conservation area opposite the picturesque Parish Church where Thomas Wolsey was vicar before he became a Cardinal and Chancellor to Henry VIII. There are lovely countryside and village centre walks very nearby – ideal as you do not need to put the children or the dogs in the car! The current owners have finished your home to a charming standard throughout, retaining character features including cast iron multi-fuel burning stoves, Hamstone feature fireplace, an electric Aga, latch doors, window seats and exposed beams. The cottage enjoys a stunning, west-facing, level, rear garden with heated outdoor swimming pool. Outbuildings include a small stone barn, garden store and office and large timber storage shed. There is a large front garden giving an impressive depth from the lane, a private driveway approach providing off road parking for five to six cars leading to a generous detached garage. The cottage is heated via an oil-fired radiator central heating system and also boasts period-style double glazing. It is enviably free from the restrictions of Grade II listing. The deceptively spacious accommodation boasts good levels of natural light from dual and multiple aspects and a sunny east-to-west aspect. It comprises entrance hall, sitting room, dining room, snug, kitchen / breakfast room, utility room, boiler room, inner hall and ground floor WC. On the first floor there is a large landing area, generous double master bedroom with en-suite shower room, three further generous bedrooms – the front bedrooms enjoying lovely views of the village church - a family bathroom and separate WC. There are superb countryside walks from the front door as well as riding opportunities with bridleways nearby.



Council Tax Band: E



It is also a very short walk to the village pub and church! The historical Roman village of Ilchester, approximately 1.5 miles away, provides a range of useful local amenities, including: restaurants, petrol station, village shop and post office. Yeovil town is only a short drive away with many practical amenities.

It is a short drive to the historic town centre of Sherborne with its superb boutique high street on the doorstep with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to the mainline railway station to London Waterloo. 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. Sherborne to Waterloo in approximately two and a quarter hours or Castle Cary to Paddington in approximately one and three quarter hours. Road links with the A303, connecting M3 and M5 is only one mile away. Apart from the excellent Sherborne schools, nearby options include Hazlegrove, Millfield, Port Regis and the Taunton schools.

Stone paved pathway to storm porch with outside light. Glazed and panelled front door to entrance hall. Staircase rises to the first floor, moulded skirting boards and architraves. Doors lead off either side of the entrance hall to the main ground floor rooms.

**SITTING ROOM:** 14'8 maximum x 11'9 maximum. A wonderful main reception room enjoying a light dual aspect with period style double glazed windows to the front and side, the front boasting an easterly aspect and the morning sun, fitted window seats, two radiators, slate fire surround and hearth with cast iron log burning stove, fireside recess shelving and cupboard space, TV ariel attachment, fitted bookshelves.

**DINING ROOM:** 14' maximum x 12'1 maximum. A generous second reception room able to accommodate large dining room table, multipane period style double glazed window to the front enjoying an easterly aspect in the morning sun, radiator, period style fireplace recess and surrounds, fireside recess and shelving and fitted cupboards, exposed beams. Panel door from the dining room leads to the

**DRAWING ROOM:** 22' maximum x 11'4 maximum. Hamstone feature period fireplace recess with cast iron log burning stove, stone paved hearth, fireside recess shelving. This room enjoys a light triple aspect with period style double glazed windows to the front, side and rear, the front boasts an easterly aspect, side boasts a southerly aspect, rear boasts a westerly aspect and views across the swimming pool to the rear garden, two radiators. Latch doors from the dining room and the sitting room lead to the inner hall, tiled floor. Latch door leads to understairs storage cupboard space. Entrance leads to

**KITCHEN BREAKFAST ROOM:** 15'6 maximum x 14' maximum. A fabulous room with uPVC double glazed multipane window to the rear enjoying a sunny westerly aspect and views across the swimming pool to rear garden beyond. This room boasts an extensive range of panelled Shaker style kitchen units with oak worksurface, ceramic Belfast sink with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, integrated under counter fridge, retractable carousel corner unit, a range of matching wall mounted cupboards, ceramic floor tiled, under unit lighting, electric Aga. Door leads to

**WALK-IN PANTRY:** 5'8 maximum x 4'8 maximum. Space for upright fridge freezer, fitted shelves, light and power connected.

Latch door leads to

**SIDE LOBBY / BOOT ROOM:** 5'8 maximum x 3'7 maximum. Ceramic floor tiles, door to the side. Door leads off the side lobby/boot room to

**CLOAKROOM / WC:** 5'1 maximum x 2'5 maximum. Fitted low level WC, wall mounted wash basin, ceramic floor tiles, uPVC double glazed window to the rear.

Door from the kitchen breakfast room leads to the

**UTILITY ROOM:** 12'4 maximum x 6'10 maximum. Laminated worksurface with circular stainless steel sink bowl and mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine, ceramic floor tiles, uPVC double glazed window and door leads to the rear garden. Door leads to shelved larder cupboard with uPVC double glazed window to the side. Door from the utility room leads to the

**BOILER ROOM:** 7'5 maximum x 6'2 maximum. uPVC double glazed window to the side, light and power connected, floor standing oil fired Worcester boiler.

Staircase rises from the entrance hall to the

**FIRST FLOOR LANDING:** 17'7 maximum x 10'11 maximum. uPVC double glazed window to the rear overlooks the rear garden, moulded skirting boards and architraves, fitted bookshelves, ceiling hatch and fitted loft ladder leads to loft space with electric light connected. Doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 14'7 maximum x 11'4 maximum. A generous double bedroom with excellent ceiling heights, multipane period style double glazed window to the front enjoys an easterly aspect and views across the front garden, radiator, cast iron period fire surround, fitted wardrobe cupboard space, fitted dressing table. Entrance leads to

**EN-SUITE SHOWER ROOM:** 11'11 maximum x 6'10 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, glazed corner shower cubicle with wall mounted mains shower over, tiling to splash prone areas, two chrome heated towel rails, uPVC double glazed window to the rear, radiator, fitted shelved cupboards and wall mounted shelving, illuminated glazed bathroom cabinet, extractor fan.

**BEDROOM TWO:** 15'5 maximum x 11'5 maximum. A second generous double bedroom enjoying a light dual aspect with double glazed windows to the front enjoying an easterly aspect and views across the front garden to the pretty Parish Church, uPVC double glazed window to the side enjoying a sunny southerly aspect, radiator, doors lead to fitted wardrobe cupboard space, pedestal wash basin with tiled splash back, shaver light.

**BEDROOM THREE:** 11'8 maximum x 11'2 maximum. A third generous double bedroom, double glazed window to the front, radiator, exposed beams, wall mounted shelving and shelved alcove, door leads to large wardrobe cupboard.

**BEDROOM FOUR:** 11'4 maximum x 7'3 maximum. uPVC double glazed window to the rear overlooks the rear garden, radiator, fitted wardrobe cupboard space.

**FAMILY BATHROOM:** 8'10 maximum x 6'8 maximum. A period style white suite comprising pedestal wash basin, panel bath with glazed shower screen over, wall mounted electric shower over, tiling to splash prone areas, uPVC double glazed window to the rear, two heated towel rails, shaver light and point. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelves.

Door from the first floor landing leads to

**SEPARATE WC:** 3'7 maximum x 2'8 maximum. uPVC double glazed window to the rear, fitted low level WC.

**OUTSIDE:**

This beautiful period cottage stands in a level plot and gardens extending to over half an acre (0.55 acres approximately). A timber gate gives access to stone pathway leading to the front of the property, storm porch. The front garden gives a depth of 63' from the road. The front garden is laid to level lawn and boasts a variety of mature trees, plants and shrubs, mature wisteria, a variety of flowerbeds and borders, outside lighting.

Timber five bar gate gives vehicular access from the lane to a private driveway approach providing off road parking

for 6 cars or more. Driveway leads to

**GARAGE:** 19'9 in length x 9'4 in width. Metal up-and-over garage door, light and power connected, window and door to the side, rafter storage above.

Timber gate from the driveway area gives access to a paved side garden / seating area, rainwater harvesting butt.

**TIMBER SHED / WORKSHOP:** 12'2 maximum x 7'11 maximum. Windows to the side, light and power connected, space for freezers.

**MAIN REAR GARDEN:**

This fabulous level rear garden is extensive and beautifully presented enjoying a sunny westerly aspect. Gate leads to

**INSET SWIMMING POOL:** 14'7 in width x 28' in length. Paved surrounds enclosed by miniature walls. Heated by an air-sourced heat pump.

The main garden is laid mainly to lawn and boasts a fabulous selection of well stocked mature flowerbeds and borders and a wealth of mature trees.

**POOL HOUSE:** 15'6 maximum x 11'8 maximum. Windows to the side, cobbled floor, light and power connected, pool filter.

Green house, rainwater harvesting butts, outside tap, outside light.

**TIMBER GARDEN STORE:** 9' 9'10 maximum. Window to the side. Door from the garden store leads to

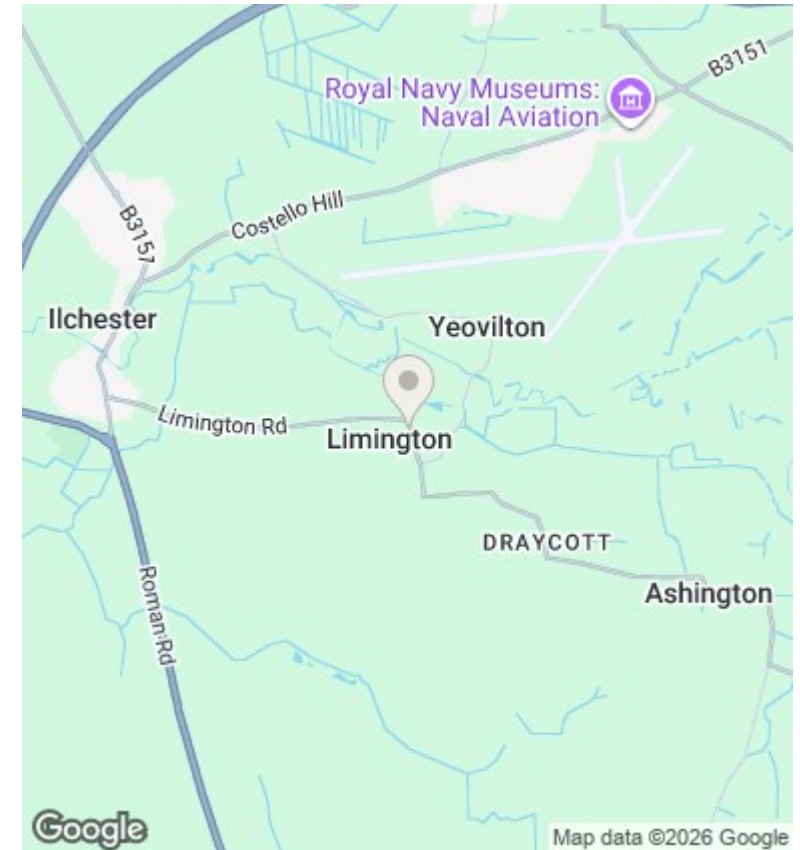
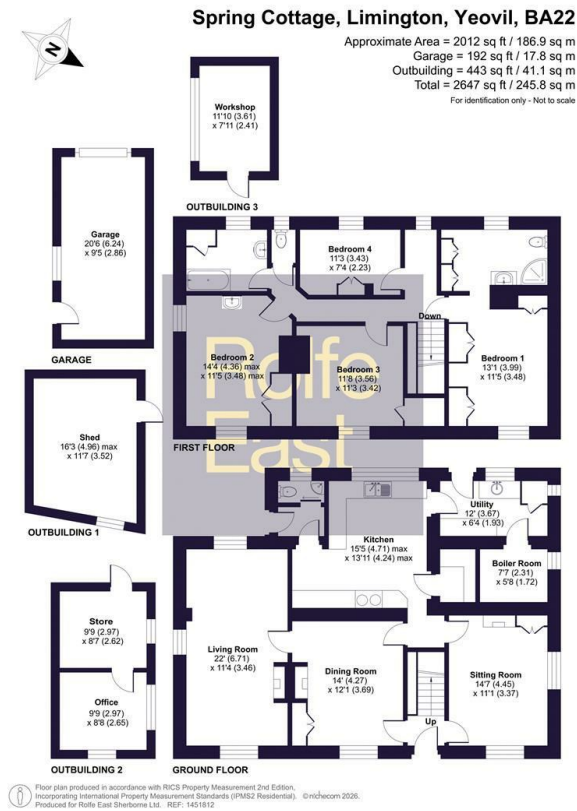
**HOME OFFICE:** 8'8 maximum x 9'5 maximum. Windows to the side and rear, fitted shelves, light and power connected.

Paved patio seating area with timber pergola and outside lighting.

At the rear of the garden there is a small orchard with various mature fruit trees, extensive vegetable garden consisting of vegetable plots and fruit nets, bonfire and composter area.







## Directions

## Viewings

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

## Council Tax Band

E

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>			<b>70</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</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	