Rolfe East







Longburton, Longburton, DT9 5PD

Guide Price £335,000

- PERIOD DETACHED DOUBLE FRONTED CHARACTER COTTAGE (1749 square feet).
- REAR GARDEN BOASTS A SUNNY WESTERLY ASPECT AND A GOOD DEGREE OF PRIVACY.
- EXPOSED BEAMS, FLAGSTONE FLOORS, FEATURE BRICK OPEN FIREPLACES AND MORE.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- REQUIRING MODERNISATION BUT ENVIABLY FREE FROM GRADE II LISTING!
- PRIVATE DRIVEWAY PARKING FOR 4-5 CARS.
- OIL FIRED RADIATOR CENTRAL HEATING AND SOME DOUBLE GLAZING.
- GENEROUS LEVEL PLOT AND GARDENS EXTEND TO 0.11 ACRES.
- ATTACHED SINGLE GARAGE AND SEPARATE NATURAL STONE BARN.
- PLEASANT VILLAGE CENTRE LOCATION WALKING DISTANCE TO POPULAR VILLAGE PUB.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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The Anchorage Longburton, Longburton DT9 5PD

NO FURTHER CHAIN. ‘The Anchorage’ is a character, double-fronted, detached, period cottage (1749 square feet) requiring some modernisation located in a pretty Dorset village centre position, a very short walk from the popular village pub. The cottage boasts a generous level plot extending to 0.11 acres, a rear garden enclosed by natural stone walls enjoying a sunny westerly aspect. It also benefits from a private driveway providing off road parking for four to five cars leading to an attached single garage. There is a large, detached natural stone barn / workshop in the grounds. It is heated via an oil-fired radiator central heating system, two open fires and also benefits from some double glazing. This pretty period cottage is enviably free from the restrictions of Grade II listing and offers scope for extension at the rear, subject to the necessary planning permission. There are a wealth of pretty character features including exposed beams, stone and brick open fireplaces, window seats and flagstone floors. There are good levels of natural light from a nice east to west aspect. The deceptively spacious accommodation is flexible and comprises entrance hall, sitting room, dining room, kitchen / breakfast room, utility room / ground floor bathroom. On the first floor there is a split level landing area, three generous double bedrooms and a family shower room. This lovely home enjoys countryside walks from nearby the front door – ideal as you do not have to put the dogs and the children in the car! The house is situated in the centre of Longburton – a quaint Dorset village. It is a very short drive to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It also has good access to the mainline railway station making London Waterloo in just over two hours. THIS COTTAGE MUST BE VIEWED TO BE APPRECIATED.

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Council Tax Band: D





Glazed and panel front door leads to entrance hall, stairs rise to the first floor, flagstone floors. Panel doors lead off either side of the entrance hall to the ground floor rooms.

SITTING ROOM: 13' maximum x 12’8 maximum. A lovely room with a wealth of character features including exposed beams, period brick open fireplace with tiled hearth, multi pane window to the front, fireside recess shelving, moulded dado rail, two radiators, TV ariel attachment. Panel door leads to understairs storage cupboard space. Latch door leads to kitchen/breakfast room.

DINING ROOM: 12’7 maximum x 12’7 maximum. A generous room boasting character features including exposed beams, flagstone floor, period brick open fireplace with tiled hearth. This room enjoys a light dual aspect with multi pane window to the front, double glazed window to the side, moulded dado rail, radiator, fitted fireside cupboard. Latch door leads from the dining room to the

KITCHEN BREAKFAST ROOM: 22’6 maximum x 8’3 maximum. Another room with lots of character features including exposed beamwork, exposed timber floorboards, a range of cottage style kitchen units comprising laminated worksurface, inset stainless steel sink bowl and drainer unit, instant hot water mixer tap, a range of drawers and cupboard under, space and plumbing for dishwasher, space for electric oven, a range of matching wall mounted cupboards, wall mounted cooker hood extractor fan, recess provides space for fridge and freezer, two multi pane windows overlook the rear garden, radiator. Latch door leads to the rear garden. Further latch door to

GROUND FLOOR BATHROOM / UTILITY ROOM: 8’ maximum x 9’1 maximum. Fitted low level WC, wall mounted wash basin, tiled splashback, panel bath, space and plumbing for washing machine, radiator, window to the rear, shaver point.

Staircase rises from the entrance hall to the first floor landing, a feature split level landing, radiator, ceiling hatch to loft space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 12’7 maximum x 10’3 maximum. A double bedroom, window to the front, period cast iron feature fireplace, timber surround, radiator, exposed beams. Panel doors lead to fitted fireside wardrobe cupboard space.

BEDROOM TWO: 13’5 maximum x 11’1 maximum. A generous second double bedroom enjoying a light dual aspect with multipane window to the front, window to the side, radiator, doors lead to eaves storage cupboard space.

BEDROOM THREE: 9’9 maximum x 7’3 maximum. A third double bedroom, window to the front, radiator, internal window to the landing.

FIRST FLOOR SHOWER ROOM: 8’5 maximum x 7’10 maximum. Fitted low level WC, glass wash basin on wash stand with mixer tap over, glazed corner shower cubicle with wall mounted electric shower over, window to the front, radiator, shelved bathroom cabinet.

OUTSIDE:
This property occupies a generous level plot extending to 0.11 acres.

At the front of the property a dropped curb gives vehicular access

to a driveway parking area providing off road parking for several vehicles at the front. Area to store recycling containers and wheelie bins, a variety of flowerbeds and borders. The front garden is laid to lawn and enclosed by mature hedges. Wrought iron gate gives access to front pathway leading to the front door, outside light, a variety of mature trees.

Double metal gates give vehicular access to the side of the property providing extended driveway parking at the side and the rear plus turning bay. Off road parking in total for 5 cars. Access to attached garage at the rear of the property.

GARAGE: 24’1 maximum x 11’1 maximum. Metal up and over garage door, light and power connected, multi pane window to the front, oil tank.

The MAIN GARDEN is at the rear of the property measuring approximately 50’ in depth x approximately 52’ in width. Rear garden is enclosed by attractive natural stone walls and boasts both a westerly and southerly aspect enjoying a good degree of sunshine. It is level and laid mainly to lawn, outside light, outside tap, feature ornamental pond.

NATURAL STONE BARN / OUTBUILDING: 23’4 maximum x 14’2 maximum. Cobbled floor, window overlooks the main rear garden, light and power connected.









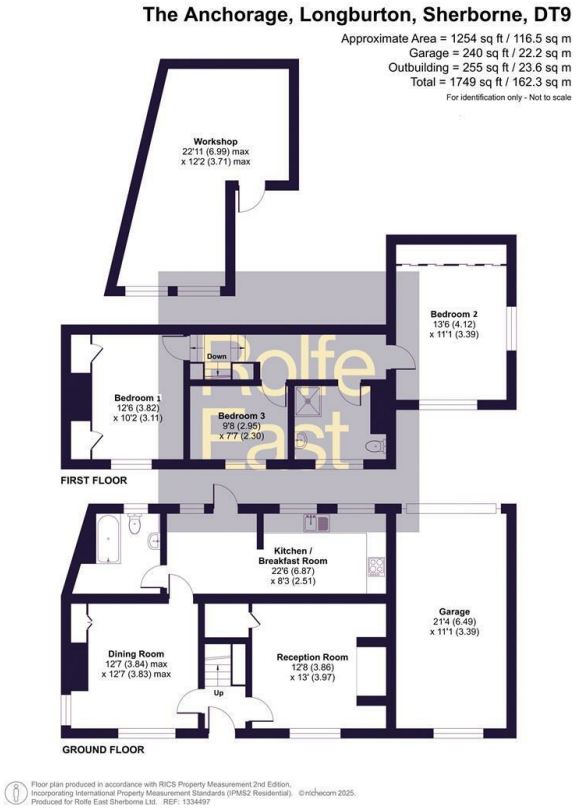


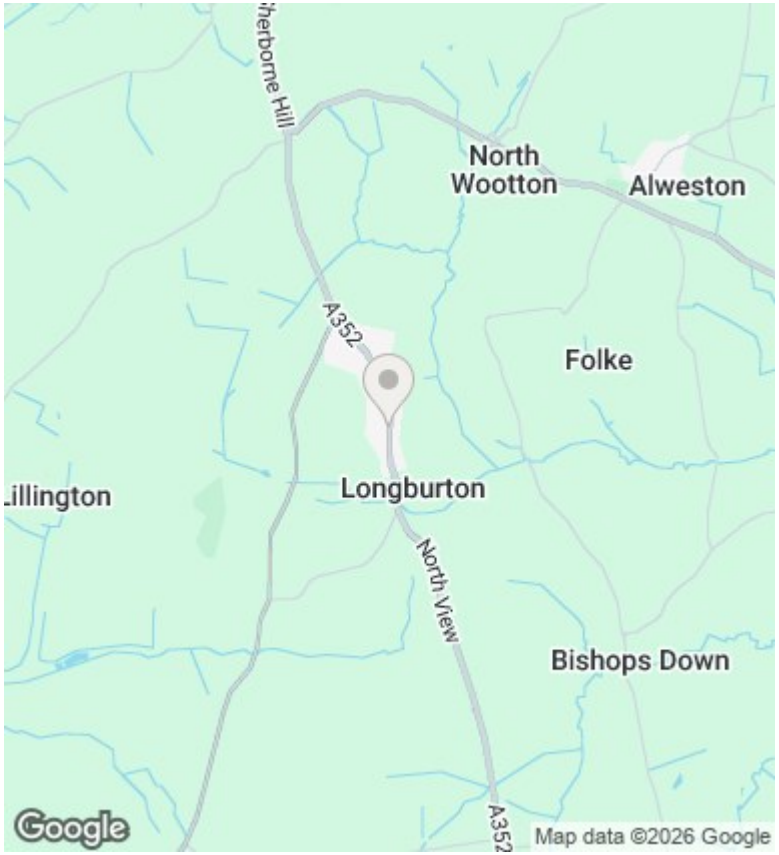












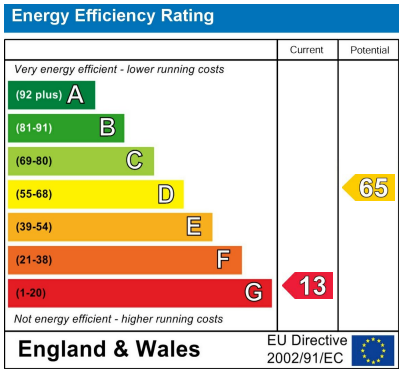
Directions

Viewings

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

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