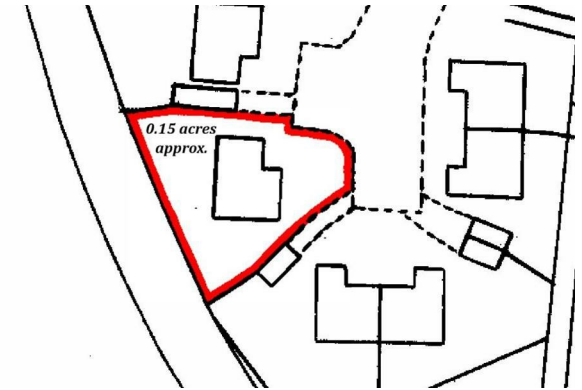


# Rolfe East



## Stonyacres, Yetminster, DT9 6LT

Guide Price £325,000

- CHALET-STYLE DETACHED HOME IN PLEASANT CUL-DE-SAC ADDRESS (1742 square feet).
- DRIVEWAY PARKING PLUS ATTACHED CARPORT (IDEAL FOR SUV OR CAMPERVAN).
- EXCELLENT FLOW OF NATURAL LIGHT FROM EAST-TO-WEST ASPECT.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES, PUB, SHOP, CAFE AND SCHOOL.
- PROPERTY REQUIRES COSMETIC UPGRADING THROUGHOUT.
- POTENTIAL TO EXTEND AT SIDE AND REAR (subject to necessary planning permission).
- GENEROUS LEVEL PLOT EXTENDING TO 0.15 ACRES APPROXIMATELY.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- VILLAGE CENTRE AND COUNTRYSIDE WALKS FROM NEARBY THE FRONT DOOR.

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# 21 Stonyacres, Yetminster DT9 6LT

VACANT - NO FURTHER CHAIN. '21 Stonyacres' is a spacious (1742 square feet), mature, detached, chalet-style property situated in a popular head of cul-de-sac location, a short walk to the pretty village centre and amenities. It is a short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property occupies a generous, level plot extending to 0.15 acres approximately with an enclosed rear and side garden enjoying a good degree of privacy and a sunny westerly aspect. There is a private driveway providing off road parking for one car, with scope for more. This leads to a large, attached carport with high roof – ideal for camper vans or tall SUV's. There is free, unrestricted street parking in the cul-de-sac. The house is heated via an oil-fired radiator central heating system and also benefits from uPVC double glazing. The well-arranged accommodation requires cosmetic upgrading throughout. However, it enjoys a fantastic level of natural light from large feature windows and a sunny east-to-west aspect. The property offers potential to extend at the side and rear and convert the loft, subject to the necessary planning permission. It comprises entrance porch, entrance reception hall, sitting room, dining room, kitchen, garden room / conservatory and ground floor WC / cloakroom, two generous double bedrooms and a ground floor bathroom. On the first floor, there is a large attic room / double bedroom. There are superb countryside and village centre walks from nearby – ideal as you do not need to put the dogs or the children in the car! The property is near the beating heart of this pretty, exclusive Dorset village. 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: D



As well as the local store (with post office) and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shop, deli and a sports/social club with playing grounds and tennis courts. Yetminster has good communications with a railway line that goes south to Weymouth and the Jurassic coast and north to Bristol Temple Meads. It is only a 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 is also a very 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.

uPVC double glazed front door leads to

**ENTRANCE PORCH:** 5'9 maximum x 5'8 maximum. uPVC double glazed windows to the front and side, tiled floor, electric light. Glazed door and side light leads to

**ENTRANCE RECEPTION HALL:** 15'3 maximum x 9'9 maximum. A generous reception hall providing a heart to the home, staircase rises to the first floor, under stairs storage recess area, radiator, cupboard houses fuse box and telephone point. Doors lead off the entrance reception hall to the main ground floor rooms.

**SITTING ROOM:** 18'9 maximum x 11'8 maximum. A generous main reception room, large uPVC double glazed window to the front boasting an easterly aspect and the morning sun, radiator, Hamstone natural stone fire surround and hearth, fireplace recess with stove-style electric heater, alcove and cupboard surrounding, timber effect laminate flooring, radiator, TV ariel attachment. Sliding glazed door leads from the sitting room to the dining room giving a full through-measurement of 28'1 maximum.

**DINING ROOM / RECEPTION ROOM TWO:** 12'1 maximum x 9'5 maximum. uPVC double glazed window to the rear overlooks the rear garden and boasts a westerly aspect, radiator, hardwood parquet flooring. Door leads to

**UTILITY ROOM / GARDEN ROOM:** 15'5 maximum x 8'4 maximum. Double glazed sliding patio door to the side, uPVC double glazed windows overlook the rear garden,

space and plumbing for washing machine, light and power connected.

Multipane glazed doors from the utility/garden room and entrance reception hall lead to the

**KITCHEN BREAKFAST ROOM:** 11'10 maximum x 10' maximum. A range of fitted kitchen units comprising laminated worksurface, decorative tiled surrounds, inset one and a half composite sink bowl and drainer unit with mixer tap over, space and point for electric oven, a range of drawers and cupboards under, space for dishwasher, a range of drawers and cupboards under, a range of matching wall mounted cupboards and under unit lighting, floor standing oil fired central heating boiler, wall mounted cooker hood extractor fan, tiled floor.

Doors lead off the entrance reception hall to the ground floor bedrooms.

**BEDROOM ONE:** 13'3 maximum x 8'10 maximum. A generous double bedroom, large uPVC double glazed window to the front boasts an easterly aspect and the morning sun, a range of fitted bedroom furniture including wardrobes, bedside cabinets, fitted dressing table, radiator.

**BEDROOM TWO:** 9'9 maximum x 10'10 maximum. A second double bedroom, uPVC double glazed window to the rear overlooks the rear garden, radiator, fitted bedroom furniture includes wardrobe, dressing table, drawer units and overhead cupboards.

**GROUND FLOOR FAMILY BATHROOM:** 7'2 maximum x 5'7 maximum. A fitted suite comprising low level WC, wash basin in worksurface with cupboards under, panel bath with folding glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, radiator, uPVC double glazed window to the side.

Staircase rises from the entrance reception hall to the second floor. Glazed door leads to

**MASTER BEDROOM / ATTIC ROOM:** 26'5 maximum x 9'7 maximum. A simply huge first floor room enjoying a light dual aspect with uPVC double glazed windows to the front and rear, two radiators, doors lead to fitted eaves storage cupboard space. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving. Door leads to further loft area providing space for conversion, subject

to the necessary planning permission. This area measures 15'6 maximum x 17'2 maximum. Light and power connected.

#### OUTSIDE:

The property occupies a generous, level, choice head of cul-de-sac plot extending to 0.15 acres approximately.

At the front of the property there is a large level garden giving a depth of 38'6 from the cul-de-sac. It is laid to stone chippings and boasts a variety of mature flowerbeds and borders with a selection of plants and shrubs. Pathway leads to the front door.

A dropped curb gives vehicular access from the cul-de-sac to a private driveway providing off road parking for 1 car, security lighting. Driveway leads to

**ATTACHED DOUBLE CARPORT:** 33'6 maximum in depth x 11'2 maximum in width. This double-length carport has light and power connected, currently houses oil tank, personal door from the back of the carport gives access to the main rear garden.

**REAR GARDEN** is arranged for low maintenance purposes and laid to stone chippings and paving, circular paved patio seating area, rainwater harvesting butt. The garden boasts a sunny westerly aspect, outside light. Rear garden gives access to

**SIDE GARDEN:** Laid predominantly to lawn and boasting a sunny southerly aspect, paved patio seating area, outside tap.

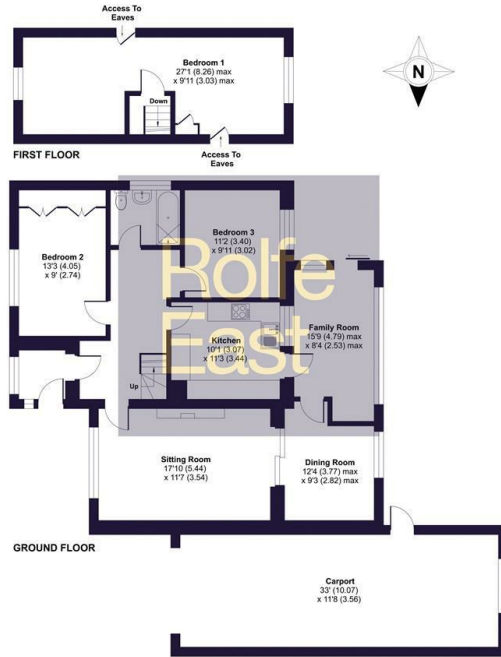




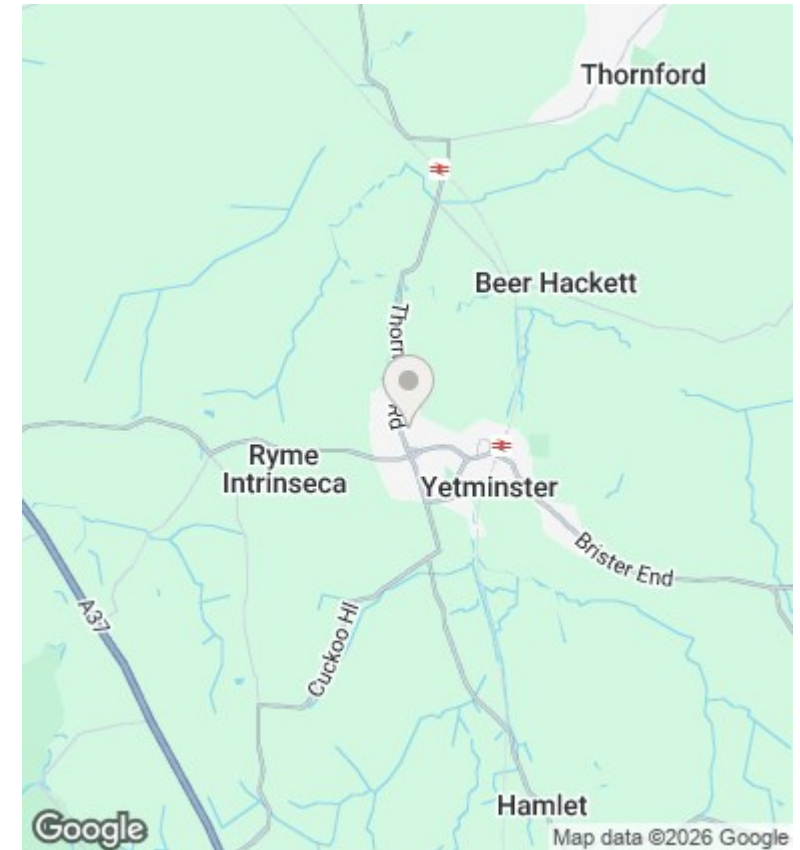
### Stonyacres, Yetminster, Sherborne, DT9

Approximate Area = 1353 sq ft / 125.6 sq m (excludes carport)  
 For identification only - Not to scale

Total Area: 1742 sq ft (including carport)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1451181



## Directions

## Viewings

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

## Council Tax Band

D

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	58
(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	