Rolfe East







Long Street, Sherborne, DT9 3DD

Guide Price £180,000

- A HIDDEN PERIOD COTTAGE TO RESTORE - OFF LONG STREET.
- A RARE COTTAGE OF ITS KIND IN THE CENTRE OF SHERBORNE.
- TWO BEDROOMS, SITTING ROOM, KITCHEN DINING ROOM AND BATHROOM.
- NO FURTHER CHAIN.
- PERIOD NATURAL STONE COTTAGE REACHED THROUGH HIDDEN DOOR ON LONG STREET.
- GRADE II LISTED WITH EXPOSED BEAMS, HAMSTONE FIREPLACE AND PINE LATCH DOORS.
- FREEHOLD WITH A SMALL AREA OF FLYING FREEHOLD.
- SECLUDED AND QUIET - YET A SHORT LEVEL WALK TO TOWN CENTRE AND STATION.
- NEEDS RESTORATION - A RARE CHANCE TO CREATE A CHARACTER HOME TO YOUR TASTE!
- SOLD WITH VACANT POSSESSION ON COMPLETION.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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A HIDDEN PERIOD COTTAGE TO RESTORE - OFF LONG STREET. NO FURTHER CHAIN. Tucked away behind Long Street, one of Sherborne's best-known addresses, this stone cottage is a rare find. You reach it through a shared door from the street and along a covered passage, which opens into a shared courtyard. Step inside and the noise of the town is gone. The cottage keeps much of its period character: exposed beams, a ham stone fireplace in the main bedroom, exposed stone in the kitchen and pine latch doors. The ground floor has a sitting room with a brick fireplace and a kitchen/dining room. Upstairs, a landing leads to two bedrooms and the bathroom. There is mains gas central heating and double glazing. The cottage now needs full restoration. The work is likely to include the roof, whose sheets are believed to contain asbestos, damp treatment, repointing in suitable materials, and a new kitchen and bathroom. For the right buyer, this is a chance to restore a period home in a hidden corner of the town centre. The energy rating is D, with a potential rating of B. Listed building consent may be needed for some works. Sherborne's high street, the Abbey and the mainline station are a short level walk away, with direct trains to London Waterloo in just over two hours. Countryside walks start close by at Sherborne Castle, Purlieu Meadows and the Quarr Nature Reserve. The cottage is currently let and will be sold with vacant possession on completion. There is no parking. Council tax band C.

2 1 1 D

Council Tax Band: C





Shared door gives access to shared pathway leading to various properties. uPVC double glazed front door leads to

SITTING ROOM: 14’7 maximum x 12’6 maximum. A well-proportioned main reception room enjoying a wealth of cottage character including exposed beams, uPVC double glazed window to the front with stone windowsill cappings, brick fireplace recess, timber effect laminate flooring, radiator. Staircase rises to the first floor. Period pine panel door leads from the sitting room through to the

KITCHEN / DINING ROOM: 14’6 maximum x 11’9 maximum. A range of fitted kitchen units comprising laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, tiled surrounds, a range of drawers and cupboards under, space and plumbing for washing machine, space for electric oven, a range of matching wall mounted cupboards, wall mounted gas fired Worchester boiler, radiator, uPVC double glazed window to the front, feature exposed natural stone elevations.

Staircase rises from the sitting room to the

FIRST FLOOR LANDING: 17’8 maximum x 4’8 maximum. Exposed beams, radiator. Pine panel doors lead to shelved storage cupboard space. Pine latch cottage doors lead to the main first floor rooms.

BEDROOM ONE: 12’6 maximum x 10’2 maximum. A generous double bedroom enjoying a wealth of character, exposed beams, exposed ham stone fireplace recess, radiator, uPVC double glazed window to the front.

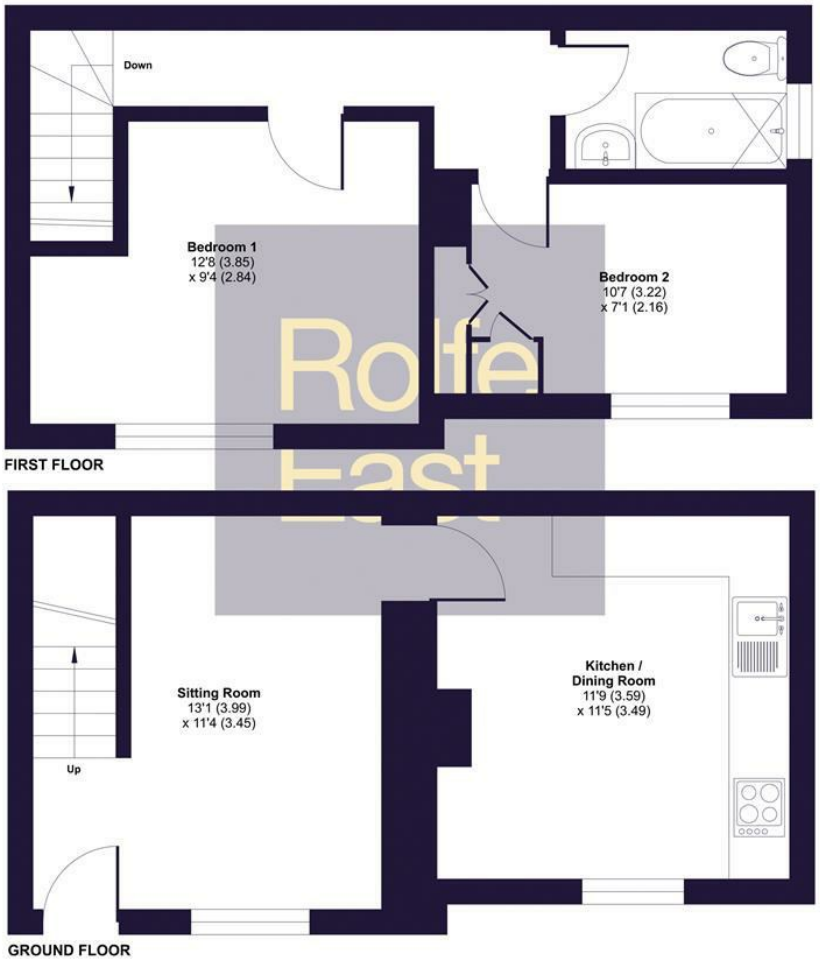
BEDROOM TWO: 10’6 maximum x 7’ maximum. A second double bedroom, uPVC double glazed window to the front, radiator. Pine doors lead to fitted wardrobe cupboard space. Further pine door to shelved cupboard space.

FIRST FLOOR BATHROOM: 8’ maximum x 4’7 maximum. Fitted low level WC, pedestal wash basin, panel bath with shower rail and wall mounted shower over, tiled surrounds, uPVC double glazed window to the side, chrome heated towel rail, extractor fan.

Mcdonald Cottage, Long Street, Sherborne, DT9

Approximate Area = 601 sq ft / 55.8 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). ©nichecom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1316740









Directions

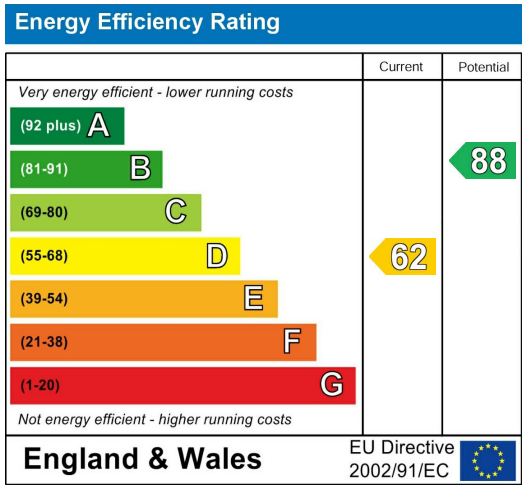


Viewings

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

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C



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