Rolfe East

Queen Camel, Somerset, BA22

Offers In The Region Of £110,000

- UNIQUE DETACHED ONE BEDROOM LODGE COTTAGE.
- SOLAR PANELS, ELECTRIC RADIATORS AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE AND YEOVIL TOWN AND RAILWAY STATION TO LONDON.
- DETACHED SINGLE GARAGE AND DRIVEWAY PARKING FOR TWO CARS.
- SHOP, PUB, DOCTORS SURGERY AND PRIMARY SCHOOL WITHIN WALKING DISTANCE.
- EXCELLENT ACCESS TO A303 TRUNK ROAD TO LONDON AND THE SOUTH WEST.
- PRIVATE GARDEN AND PATIO SEATING AREA.
- SCOPE FOR REDEVELOPMENT OR EXTENSION (subject to necessary planning permission).
- VACANT - NO FURTHER CHAIN.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
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https://www.rolfe-east.com/

VACANT - NO FURTHER CHAIN. ‘Mill Lodge’ is a unique, detached, one bedroom bungalow situated in the Conservation Area of the historic and pretty Somerset village of Queen Camel. It is a short walk from the village amenities and is in the shadow of the Grade 1 listed parish church with beautiful countryside with public footpaths all around. Sporting, walking and riding opportunities abound within the area. The property has recently had flood damage and has now benefitted from redecoration, a new kitchen and a new [Ecowarm] heating system (radiators and water) powered by six solar panels on the roof. It also benefits from uPVC double glazing and is very tidy throughout. It comes with a garden and patio seating area at the front as well as parking for two cars and a detached garage. However, we believe that the property has some development potential or scope to extend, subject to the necessary planning permission. We have been unable to verify if the property is of standard construction or not. Buyers will need to make their own investigations in to this. The friendly village of Queen Camel has a village pub, village shop, Post Office, Medical Centre and Parish Church. It has the popular, 2016 built, Countess Gytha pre-school and primary school, and also within the parish is Hazelgrove Preparatory School. On the vacated old school site is now a Community Centre that includes a café, beautician, hairdresser and well-being therapists. There is easy access to the A303 London/South West Road. Sherborne, Yeovil, Castle Cary and Bruton lie within comfortable motoring distance. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering

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Council Tax Band: A

world-class gallery and multi-purpose arts centre as well as fantastic schooling options. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. VACANT - NO FURTHER CHAIN.

The picturesque town centre of Sherborne is a short drive away with its coveted high street, buzzing, popular out-and-about culture, boutique stores, organic bakeries, coffee shops, restaurants, gastro-pubs and farmers market. Sherborne also boasts the breath-taking Sherborne Abbey building, Alms Houses and world-famous Sherborne private schools. The mainline railway station to London Waterloo is in the centre of Sherborne, making London directly in just over two hours. This property is perfect for those aspiring first-time buyers or couples looking for the ideal village home, for cash buyers from London and the South East (who we have an abundance of on our buyers register via my four West London offices of Rolfe East) looking for an investment property, holiday let or pied-a-terre in this exceptional area. VACANT - NO FURTHER CHAIN.

uPVC double glazed front door to entrance hall area, ceramic floor tiles, pine panelling.
Entrance to open plan sitting room / kitchen.

SITTING ROOM / KITCHEN: 22’2 maximum x 10’1 maximum. Two uPVC double glazed windows to the front boasting a sunny westerly aspect. uPVC double glazed window to the side, pine moulded skirting boards and architraves, electric radiator, telephone point, TV point, oak glazed display cabinet and shelves. Kitchen area with a range of contemporary units comprising oak effect laminated worksurface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over. Inset electric hob, a range of drawers and cupboards under, space and plumbing for washing machine, a range of matching wall mounted cupboards, ceramic floor tiles. Pine panel door leads to the bedroom.

BEDROOM: 14’11 maximum x 8’6 maximum. A generous double bedroom, uPVC double glazed window to the side, double glazed Velux ceiling window to the rear, electric radiator, pine moulded skirting boards and architraves. Double doors lead to fitted cupboard. Further pine panel door leads to cupboard providing space and plumbing for washing machine and tumble dryer. Panel door leads to ensuite shower room.

EN-SUITE SHOWER ROOM: 6’8 maximum x 6’3 maximum. A modern white suite comprising low level WC, wash basin, double sized glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, ceramic tiled floor, electric radiator, extractor fan.

OUTSIDE
At the front of the property there is a private driveway parking area providing off road parking for two to three cars. Stone paved patio area, outside lighting. Garden and driveway provide an area of 27’8 in width x 30’ in depth.

At the rear of the property there is a DETACHED GARAGE: 20’3 in depth x 9’6 in width. Light and power connected, window to the rear and side, up and over garage door, personal door to the side.

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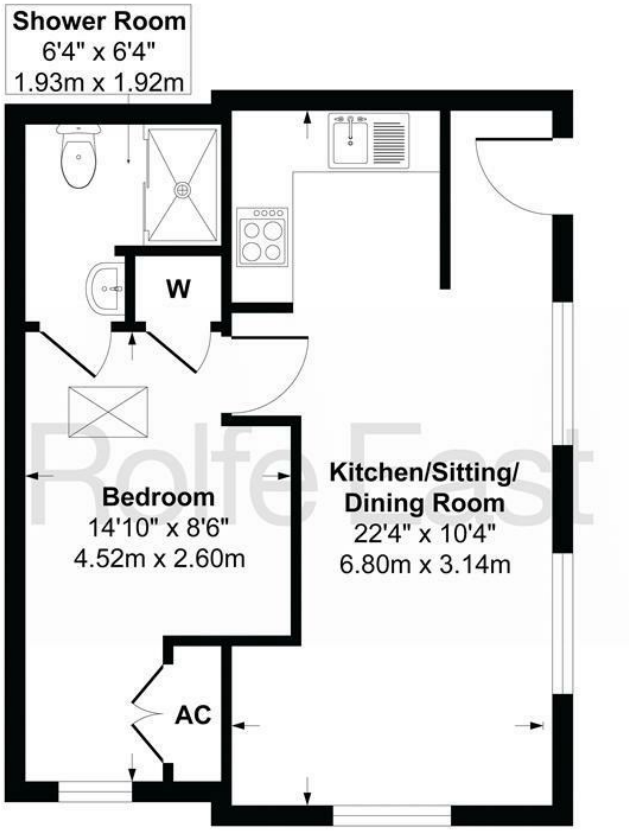
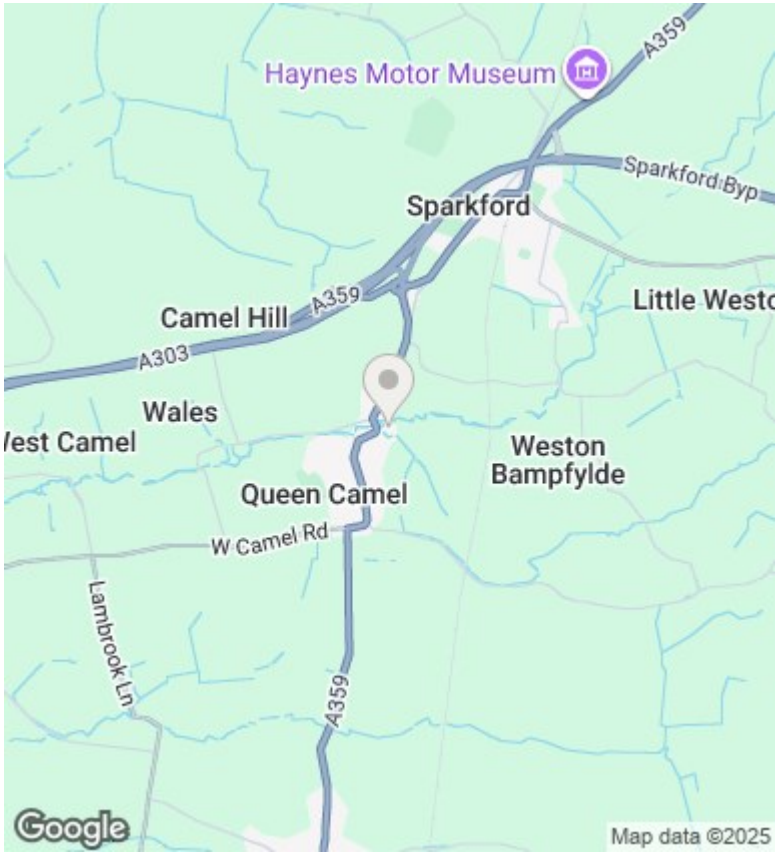


Floor Plan
Approximate Floor Area
370 sq.ft
(34.34 sq.m)

Approximate Gross Internal Floor Area 370 sq. ft / 34.34 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Viewings

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

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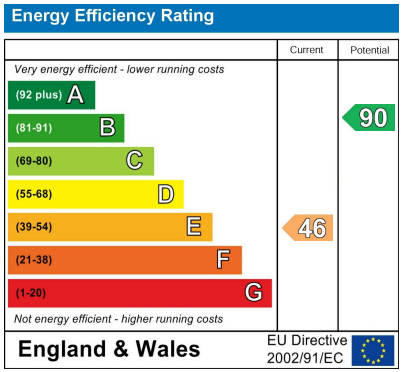
A



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