Rolfe East







The Knapp, Charlton Horethorne, DT9 4PQ

Guide Price £275,000

- SIMPLY STUNNING FULLY RENOVATED GRADE II LISTED CHARACTER COTTAGE. C.1865
- SHORT DRIVE TO SHERBORNE TOWN AND A303 TRUNK ROAD TO LONDON.
- MULTI-PANE WINDOWS, FIREPLACE WITH CAST IRON LOGBURNING STOVE.
- EXCELLENT FLOW OF NATURAL LIGHT FROM SUNNY SOUTHERLY ASPECT AT FRONT.
- DOUBLE-FRONTED END OF TERRACE BUILT OF PRETTY NATURAL STONE.
- SHORT WALK TO TOP VILLAGE PUB, SHOP, BUSY VILLAGE HALL AND PRIMARY SCHOOL.
- ELECTRIC UNDER FLOOR HEATING AND SECONDARY DOUBLE GLAZING.
- TOP PRESTIGIOUS VILLAGE LOCATION.
- FANTASTIC COUNTRYSIDE WALKS JUST STEPS FROM THE FRONT DOOR.
- THREE PORTIONS OF PRETTY GARDENS SURROUNDED BY DRY STONE WALLING.

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Laurel Cottage, 653 The Knapp, Charlton Horethorne DT9 4PQ

'Laurel Cottage' is a very pretty, quintessential, period, stone, double-fronted, Grade II listed end-of-terrace cottage situated in a highly sought-after address amongst other attractive period properties, a short walk to the heart of the village, the village shop and a top village pub/restaurant. This cottage dates back to 1865 and is a former workers cottage built by Sherborne Castle Estates. This beautifully finished character cottage has been the subject of much recent, sympathetic refurbishment and retains many character features including period multi-pane windows and fireplace with cast iron log burning stove. This sweet home is heated via electric heaters and electric under floor heating. It also boasts secondary double glazing. There are three substantial portions of gardens surrounded by traditional dry stone walling. At the front is a south-facing lawned garden and seating area providing quite the sun trap. Situated at the rear and side of the property, elevated away from the back of the cottage are two further areas of lawn and vegetable gardens. The cottage also boasts a natural stone outhouse currently used as a store room and utility room/ wash house. It has an attached log store. However, this outhouse offers scope for further accommodation or a perfect work-from-home office space (subject to the necessary planning permission). The well laid out accommodation comprises entrance porch, sitting room, kitchen / dining room and rear lobby. On the first floor, there is a landing area, two generous bedrooms and a family shower room (formerly incorporating a bath). There is free, unrestricted parking on the country lane at the front. There are fantastic countryside walks just steps from the front door. THIS EXQUISITE COTTAGE MUST BE VIEWED TO BE APPRECIATED.

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Council Tax Band: C





The property is situated near the centre of the pretty village of Charlton Horethorne. The village offers The Kings Arms, an award winning superb public house hotel offering great food and ambience. There is also The Village Store awarded a National Treasures Award by Good Housekeeping 2020, active village hall and community, attractive central village green, primary school and church. Horse riding, walking and sporting opportunities are plentiful. Access to the A303 trunk road to London and the south west is good.

It is only a short drive to the centres of Sherborne, Bruton and Wincanton towns. Bruton is particularly popular with ex-London buyers and offers Hauser & Wirth Somerset - a pioneering world-class gallery and multi-purpose arts centre. It also boasts The Newt - a country estate with splendid gardens, woodland, hotel, restaurants and farmland. The property is located so that you benefit from local membership rates. Sherborne has a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools, breath-taking abbey building and mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Gate and front pathway leads to the front door. Multi pane glazed door leads to

ENTRANCE PORCH: 4'1 maximum x 3'11 maximum. Tiled floor. Period front door leads to

SITTING ROOM: 14'10 maximum x 10'10 maximum. A beautifully presented main reception room enjoying a wealth of cottage character features including fireplace recess with cast iron log burning stove, slate hearth. This room enjoys a light dual aspect with multi pane cottage window to the front boasting a sunny south easterly aspect, multi pane window to the rear, both windows have secondary glazing, fireside recess shelving and cupboard space, electric radiator, oak effect LVT flooring, telephone point, TV aerial attachment, staircase rises to the first floor, cottage latch door leads from the sitting room through to the kitchen dining room.

KITCHEN / DINING ROOM: 14'9 maximum x 8'2 maximum. A range of hand painted, panelled kitchen units comprising oak work surface and surrounds, inset ceramic one-and-a-half sink bowl and drainer unit, mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher, integrated fridge, a range of matching wall mounted cupboards with under unit lighting, wall mounted cooker hood / extractor fan, tiled splashback, under floor heating, multi pane window to the front with secondary glazing, a sunny southerly aspect, tiled floor, inset ceiling lighting, door leads to understairs cupboard space, multi pane glazed door leads to the

REAR LOBBY: Glazed stable door to the rear.

Staircase rises from the sitting room to the first floor landing. Multi pane glazed window to the rear, exposed beam, pine latch door leads to shelved cupboard space, ceiling hatch and loft ladder lead to loft storage space, cottage latch doors lead off the landing to the first floor rooms.

BEDROOM ONE: 11' maximum x 8'4 maximum. A double bedroom with multi pane window to the front with secondary glazing, boasting a sunny southerly aspect and pleasant outlooks, electric radiator, fitted dressing table and shelving.

BEDROOM TWO: 8'11 maximum x 7'11 maximum. Multi pane window to the front with secondary glazing, sunny southerly aspect, electric radiator.

FIRST FLOOR FAMILY SHOWER ROOM: 7'10 maximum x 5'2 maximum. A period style white suite comprising circular wash basin on oak work surface with cupboards under, mixer tap over, low level WC, glazed shower cubicle with wall mounted electric shower over, tiling to splash prone areas, painted

panelling, chrome heated towel rail, extractor fan, fitted bathroom cabinets, multi pane window to the rear, shaver point, under floor heating.

OUTSIDE: At the front of the property there is a picturesque front garden giving a depth of 30’ from the country lane. The garden is laid mainly to level lawn and boasts a patio seating area, enjoying a sunny southerly aspect and plenty of sun! The front garden is enclosed by natural stone walls and mature hedges, pathway leads to the front door, outside security lighting, gate to the side, timber store, outside tap. The front garden boasts a variety of flowerbeds and borders well stocked with a selection of mature plants and shrubs.
Laurel Cottage has a pedestrian right of way over the private driveway to the left hand side and across the rear of the cottage.

STONE BUILT OUTBUILDING: 11’ maximum x 8’8 maximum. Window to the front, timber storage shelves, light and power connected, space plumbing for washing machine, space for chest freezer. At the rear of the outbuilding is a further

GARDEN STORE / LOG SHED.

Private steps at the rear of the cottage lead to a large portion of further lawned, elevated garden. Measuring 57’8 maximum x 16’2 maximum. A variety of well stocked flower beds and borders, mature trees and fruit trees, timber trellis leads to an enclosed portion of garden laid to lawn and boasting a vegetable garden, timber decked patio seating area with timber trellis, brick built pizza oven, greenhouse, timber shed. Gardens are surrounded by traditional dry stone walling.













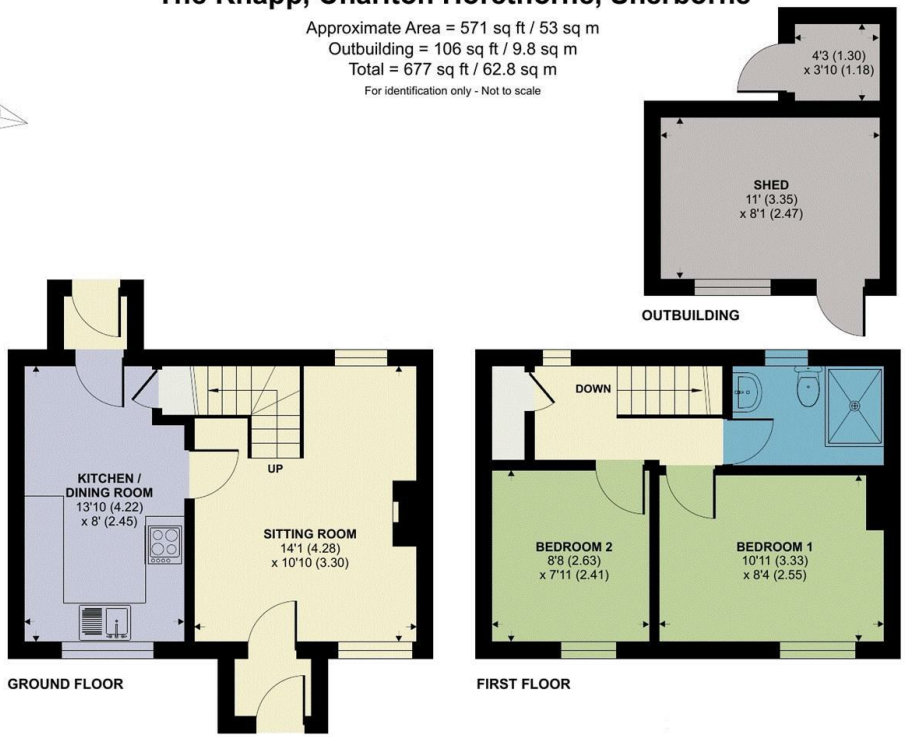






The Knapp, Charlton Horethorne, Sherborne

Approximate Area = 571 sq ft / 53 sq m
Outbuilding = 106 sq ft / 9.8 sq m
Total = 677 sq ft / 62.8 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. REF: 1310408



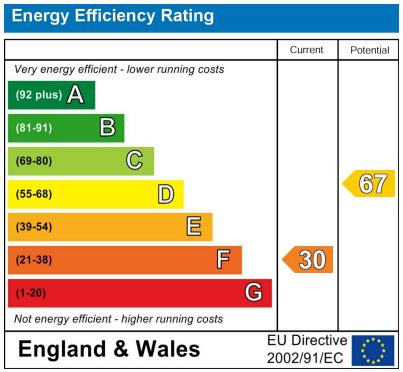
Directions

Viewings

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

Council Tax Band

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