

# Rolfe East



Grants Hill, Bradford Abbas, DT9 6RD

Open To Offers £775,000

- SUBSTANTIAL MATURE DETACHED HOUSE - 3620 SQUARE FEET.
- LARGE SOUTH FACING MAIN GARDEN AND STUNNING COUNTRYIDE VIEWS.
- DRIVEWAY PARKING FOR FOUR CARS WITH VEHICULAR ACCESS TO GARDEN.
- FLEXIBLE ACCOMMODATION - FIVE DOUBLE BEDROOMS AND FIVE RECEPTION ROOMS.
- LUXURY BATHROOMS WITH SPA-STYLE SHOWER AREA.
- SET IN LEVEL PLOT AND GARDENS OF JUST UNDER HALF AN ACRE (0.47 acres approx.)
- CHOICE SEMI-RURAL ADDRESS ON EDGE OF POPULAR DORSET VILLAGE.
- OIL FIRED RADIATOR CENTRAL HEATING AND SOME DOUBLE GLAZING.
- IMPRESSIVE SIZE RECEPTION ROOMS AND BEDROOMS.
- REQUIRES FINISHING. VACANT - NO FURTHER CHAIN.



# York Cottage Grants Hill, Bradford Abbas DT9 6RD

VACANT - 'YORK COTTAGE' is a fabulous, spacious and light, detached, family house set in open countryside with far reaching views, on the edge of the village of Bradford Abbas, near Sherborne. The property occupies a choice level plot and gardens extending to just under half an acre (0.47 acres (apprx)). There extensive accommodation extending to 3620 square feet, where the reception rooms enjoy south facing vistas with sunlight pouring in. The large, double aspect sitting room with engineered wood flooring offers the benefit of two fireplaces, one with a Woodwarm wood burner and the other in an elegant ham stone setting. The room is well lit, with doors onto the terrace and a bay window looking out onto the fields. Two further, spacious reception rooms with marble flooring offer flexibility for additional entertainment space, while the three smaller rooms to the rear could be used perhaps as a downstairs bedroom with dressing room and study. The wide, marble hallway leads past the downstairs cloakroom to the light and bright kitchen with painted units under wood worktops and a tiled floor. There is a ceramic butler sink, built-in double oven and microwave, plus space and connection for a dishwasher and double width fridge freezer. The sunroom provides ample space for a large table and chairs, or a couple of sofas and includes a wood burner and French doors onto the terrace. A well-equipped utility room with a Belfast sink, units and space and connection for a washing machine completes the ground floor accommodation. Upstairs, there is an impressive and luxurious master bedroom with a large bathroom, spa shower area and a dressing room. The eye-catching bathroom features a free-standing bath, twin basins, opulent wall tiling, octagon limestone flooring and leads into the walk-in twin shower room with WC. There are three further large double bedrooms, two sharing access to a shower room with tiling and a large walk-in shower. THE PROPERTY REQUIRES SOME FINISHING.



Council Tax Band: F



The property is a short walk to the pretty village and also nearby country lanes and countryside – ideal as you do not have to put the children or the dogs in the car! This superb home is set in a highly sought-after, semi-rural residential address on the outskirts of this picturesque Dorset village. It is also a short walk to the popular village pub, sought after primary school and parish church. It is a short drive to the stunning, historic town centre of Sherborne with its 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.

Pathway to storm porch. Double glazed and panel front door leads to

**ENTRANCE RECEPTION HALL:** 23'1 maximum x 12' maximum. A generous entrance reception area providing a greeting area providing a heart to the home, staircase rises to the first floor, marble floors. Doors lead off to the main ground floor rooms.

**SITTING ROOM / DINING ROOM:** 27'10 into bay maximum x 11'8 maximum. A generous main reception room enjoying a light dual aspect with feature bay window to the front boasting a sunny south westerly aspect and views across fields, various windows to the side, glazed double French doors open onto the side patio, engineered oak flooring, two radiators, cut ham stone open fireplace and hearth, separate fireplace with log burning stove.

**RECEPTION ROOM TWO:** 14' into bay x 11'9 maximum. Feature bay window to the front enjoying a sunny south westerly aspect and views across fields, marble floor tiles. Entrance leads to

**RECEPTION ROOM THREE:** 19'1 maximum x 17'9 into bay. uPVC double glazed bay window to the front enjoying a sunny south westerly aspect and countryside views, uPVC double glazed door to the front, marble floor tiles. Entrance leads back to the entrance hall. Entrance to

**STUDY:** 10'9 x 8'8. uPVC double glazed window to the rear, marble floor tiles.

**UTILITY ROOM:** 9'11 maximum x 8'1 maximum.

uPVC double glazed window to the side, marble floor tiles. Door leads to

**OCCASIONAL GROUND FLOOR BEDROOM:** 11'5 maximum x 9'11 maximum. uPVC double glazed window to the rear, radiator, doors lead to fitted wardrobe cupboard space.

Door from the entrance hall leads to the

**OPEN PLAN KITCHEN / FAMILY:** 30'3 maximum x 13'1 maximum. A range of fitted panelled kitchen units comprising timber worksurface, ceramic Belfast sink, mixer tap and filter water tap over, a range of drawers and pan drawers under, tiled surrounds, wall mounted glazed display cabinet, space and point for LPG oven, built in stainless steel electric oven and grill with microwave above. This room enjoys a light triple aspect with double glazed bi-folding doors onto the front boasting a sunny south westerly aspect, window to the side, window to the rear, two double glazed Velux ceiling windows, inset ceiling lighting, log burning stove.

**MAIN UTILITY ROOM:** 10'10 maximum x 8'2 maximum. Oak worksurface, ceramic Belfast sink, mixer tap over, window to the rear, fitted cupboards. Door leads to cupboard housing pressurised hot water cylinder and expansion tank, water softener.

Glazed door from the utility room leads to the

**BOILER ROOM / REAR LOBBY:** 14'8 maximum x 4'9 maximum. uPVC double glazed windows and door to the side, floor standing central heating boiler.

Entrance from the entrance reception hall leads to

**GROUND FLOOR WC / CLOAKROOM:** Yet to be fitted.

Staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** A feature split level landing, double glazed double Velux ceiling windows.

**MASTER BEDROOM:** 29' maximum x 13'11 maximum. Two double glazed windows to the front enjoying a sunny south westerly aspect and extensive countryside views, herringbone timber floor, two radiators, double glazed window to the side. Glazed double feature doors lead to



**LUXURY EN-SUITE BATHROOM:** 11'9 maximum x 11'3 maximum. Free-standing period style feature bath on ball-and-claw feet with free standing tap and shower arrangement, double glazed window to the side, his-and-hers sinks, feature floor tiles, period style radiator. Entrance leads to

**SHOWER ROOM / WC:** 7'2 maximum x 6'10 maximum. Fitted low level WC, feature floor tiles, wall mounted towel rail, entrance leads to walk-in double shower cubicle with floor drains, two wall mounted mains showers.

**BEDROOM TWO:** 20' maximum x 10'8 maximum. uPVC double glazed window to the side, fitted wardrobe cupboard space, radiator.

**BEDROOM THREE:** 20'10 maximum x 13'1 maximum. Another large double bedroom, two double glazed windows to the rear, ceramic floor tiles, radiator. Entrance to

**EN-SUITE SHOWER ROOM:** 12'8 maximum x 5'7 maximum. Fitted low level WC, walk-in double sized glazed shower cubicle with wall mounted mains shower over, extractor fan, tiled walls and floor, double glazed window to the side, two double glazed Velux ceiling windows, wall mounted chrome heated towel rail, door leads to cupboard housing second boiler. This is a Jack-and-Jill ensuite bathroom to bedroom four and bedroom three.

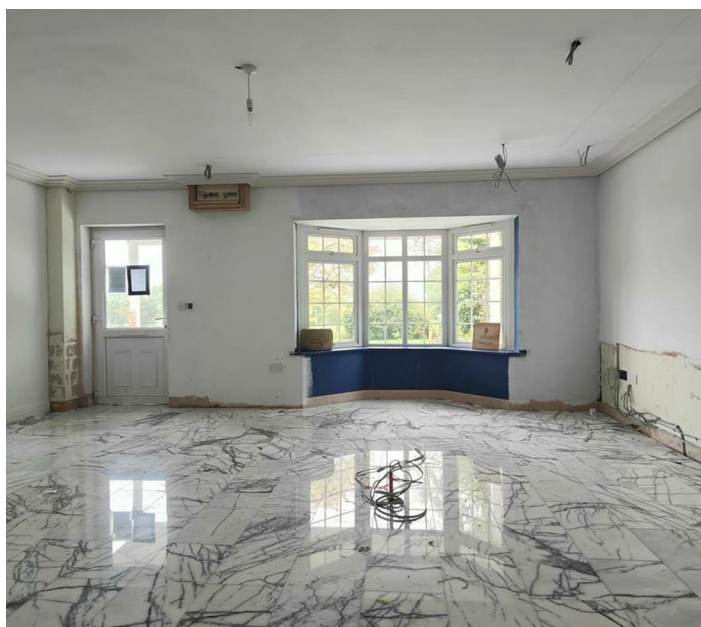
**BEDROOM FOUR:** 19'2 maximum x 12'11 maximum. Two double glazed windows to the front enjoying extensive countryside views, ceramic floor tiles, radiator.

#### OUTSIDE:

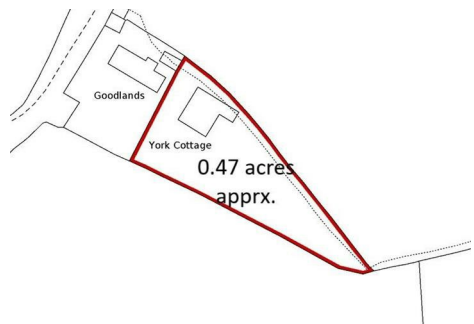
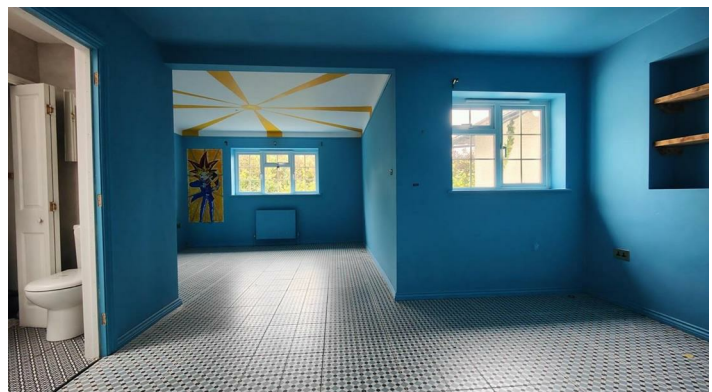
This substantial detached home stands in a level plot and gardens extending to just under half an acre (0.47 acres approximately). There is a large level lawned front and side garden enjoying a rural backdrop and extensive countryside views and a sunny southerly aspect. Veranda porch with patio seating area, outside lighting, lawned garden continues to the side of the property where there is a large tiled patio seating area, outside lighting. Pathway leads to the side of the house, outside lighting, outside power point, outside tap. At the rear of the property is a paved courtyard area housing oil tank, area to store recycling containers and wheelie bins.

#### PARKING:

Shared vehicular access from the county lane gives access to a driveway providing off road parking for 4-5 cars. Double timber gates gives access from the driveway to the front garden and land providing scope to add extra parking or garage, subject to the necessary planning permission.











## Directions

## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	50
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## York Cottage, Grants Hill, Bradford Abbas, Sherborne

Approximate Area = 3620 sq ft / 336.3 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). © n'ichecom 2025. Produced for Rolfe East Sherborne Ltd. REF: 1316061