

# Rolfe East



## Sandford Orcas, DT9 4SD

Price Guide £1,500,000

- HANDSOME IMPOSING DETACHED DOUBLE FRONTED PERIOD FARMHOUSE CIRCA 1892.
- LARGE FARMYARD WITH BARN AND STABLES (HOUSE AND GARDENS 10774 SQUARE FT.
- PLOT PADDOCK AND GARDENS EXTENDING TO JUST UNDER 2 ACRES (1.84 ACRES APPRX).
- SWEEPING DRIVEWAY APPROACH, LARGE FARMYARD AND DOUBLE GARAGE.
- BEAUTIFULLY FINISHED - FULLY RENOVATED IN 2022.
- OIL FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- COUNTRY LANE WALKS FROM THE DOOR PLUS SHORT WALK TO VILLAGE PUB.
- FIVE DOUBLE BEDROOMS, FOUR RECEPTION ROOMS AND THREE BATHROOMS.
- SHORT DRIVE TO SHERBORNE TOWN CENTER AND RAILWAY STATION TO LONDON.
- NO FURTHER CHAIN.

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# Weathergrove Farmhouse , Sandford Orcas DT9 4SD

VACANT - NO FURTHER CHAIN. WITH Paddock, EXTENSIVE STABLES AND OUTBUILDINGS AND LARGE FARMYARD. 'Weathergrove Farmhouse' is a substantial (10,774 square feet) detached, natural stone, period house in a top rural village setting which underwent complete renovation in 2022. Situated in the charming village of Sandford Orcas near Sherborne, (approximately 3 miles) Weathergrove is a beautifully presented detached property with versatile accommodation - five double bedrooms and four reception rooms. It is enviably free from the restrictions of Grade II listing. A spacious kitchen with island unit and space for a large dining table, from the kitchen access to the dining room (reception room four), light hallway with flagstone flooring leads to the three further reception rooms, utility room/boot room, cloakroom. Staircase leading to the first floor, master bedroom with ensuite, bedroom two with ensuite shower room, three further bedrooms and a large family bathroom with roll top bath and large walk in shower. A private gated drive leads to the back of the property where there is a large farm yard with three stables, additional buildings, double garage and access to a paddock. The property is approached via private gated driveway that leads to a large courtyard area with ample off street parking including a carport. The entrance hall provides central access to the impressive kitchen which benefits from a double oven, induction hob and breakfast island, there is a good size dining area with large windows framing the surrounding countryside views. Leading from the kitchen is the snug with exposed brick feature wall. The utility room with a range of wall and base units including space for a washing machine and tumble dryer is on the opposite side of the entrance hall and leads to the W/C. There are a further three reception rooms on the ground floor to include an impressive study/ dining room, drawing room with large windows framing the garden.



Council Tax Band: F



Upstairs the beautifully appointed principle suite has an ensuite bathroom with separate shower, the views from this room are outstanding, on a clear day you should be able to see Glastonbury Tor from the principle bedroom. The second bedroom benefits from an ensuite shower room. There are three further double bedrooms with a the modern family bathroom. Outside the driveway leads carport, stabling with direct access to the paddock, storage and a large garden room. The garden is well established with a variety of fruit trees and wraps around the house.

The property is located in the outskirts of the popular village of Sandford Orcas, which has amenities including the church of St Nicholas, a village hall and public house. 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. It also boasts 'The Sherborne' – an exclusive, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. To the north, Castle Cary has a railway station with a service to London Paddington and the A303 can be joined at Sparkford. Sporting facilities in the area include horseracing at Wincanton, Exeter, Salisbury and Bath; golf at Sherborne and Yeovil; water sports are available to the west of Yeovil at Sutton Bingham reservoir.

Panelled front door leads to

**ENTRANCE RECEPTION HALL:** 26'3 maximum x 9'11 maximum. A generous entrance greeting area providing a heart to the home. Pine staircase rises to the first floor, flagstone floors, moulded skirting boards and architraves, excellent ceiling heights, cast iron period style radiator. Oak panel doors lead off the entrance reception hall to the main ground floor rooms.

**RECEPTION ROOM ONE:** 16'2 maximum x 14'10 maximum. A generous room enjoying a light dual aspect with double glazed window to the front boasting a sunny southerly aspect, double glazed window to the side boasting a westerly aspect and extensive countryside views, flagstone floors, excellent ceiling heights, natural stone fire surrounds and fireplace with cast iron log burning stove, paved hearth, period style radiator.

**RECEPTION ROOM TWO:** 14'9 maximum x 13'10 maximum. Another generous reception room enjoying a light dual aspect with double glazed window to the front boasting a sunny southerly aspect, double glazed window to the side boasting an easterly aspect and countryside views, period style radiator, brick open fireplace and hearth, firesides recess fitted cupboards, exposed pine floorboards.

**RECEPTION THREE:** 15'9 maximum x 10' maximum. Double glazed window to the side boasting extensive countryside views, period style radiator, moulded skirting boards and architraves, brick feature fireplace, flagstone floor, period style radiator. Door leads back to reception room one.

**OPEN PLAN KITCHEN FAMILY ROOM:** 27'4 maximum x 17'1 maximum. A simply huge open plan contemporary living space with two double glazed windows to the side boasting an

easterly aspect and countryside views, two period style radiators, flagstone floors, excellent ceiling heights, moulded skirting boards and architraves, a range of panelled Shaker-style kitchen units comprising stone effect laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, inset electric Neff induction hob, a range of drawers and cupboards under, integrated dishwasher, built in eye level stainless steel electric Neff oven and grill, a range of matching wall mounted cupboards, decorative tiled surrounds, wall mounted stainless steel cooker hood extractor fan, island unit with cupboards under, breakfast bar. Oak doors lead from the kitchen family room to further rooms.

**RECEPTION ROOM FOUR / OCCASIONAL GROUND FLOOR DOUBLE BEDROOM:** 13'2 maximum x 15 '6 maximum. Enjoying a light dual aspect with double glazed windows to both sides enjoying countryside views, two period style radiators, exposed pine floorboards.

Entrance from the hall and door from the kitchen family room lead to the

**REAR LOBBY / BOOT ROOM:** 9'6 maximum x 9' maximum. Double glazed window to the rear, flagstone floors, period style radiator, shelved alcove. Panel door leads to the rear. Oak door from the rear lobby/boot room leads to the

**UTILITY ROOM:** 8'3 maximum x 7'6 maximum. Laminated worksurface, inset stainless steel sink bowl and drainer unit with mixer tap over, space and plumbing for washing machine and tumble dryer, fitted cupboards under, tiled surrounds, a range of matching wall mounted cupboards, fitted broom cupboard. Oak door from the utility room leads to

**CLOAKROOM / GROUND FLOOR WC:** 7'6 maximum x 3'6 maximum. Fitted low level WC, wash basin over storage cupboard, tiled splashback, flagstone floor, chrome heated towel rail, extractor fan.

Pine staircase rises from the entrance reception hall to the

**FIRST FLOOR LANDING:** 40'6 maximum x 7'1 maximum. A huge first floor landing area with double glazed windows to the front, countryside views, double glazed window to the rear overlooking the farmyard, double glazed window to the side boasting extensive countryside views, three period style radiators, exposed pine floorboards, moulded skirting boards and architraves, ceiling hatch to loft storage space. Double oak panel doors lead to shelved linen cupboard. Oak panel doors lead off the landing to the first floor rooms.

**MASTER BEDROOM:** 16'6 maximum x 15'1 maximum. A generous main double bedroom enjoying a light dual aspect with double glazed window to the front boasting a sunny southerly aspect, double glazed window to the side boasting a sunny westerly aspect and extensive countryside views, two period style radiators, exposed pine floorboards, excellent ceiling heights, moulded skirting boards and architraves. Oak panel door leads to

**EN-SUITE BATHROOM:** 10'5 maximum x 7'1 maximum. A modern white suite comprising low level WC, wash basin over cupboard, p-shaped panel bath with glazed shower screen over, wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, double glazed



window to the side boasting extensive countryside views.

**BEDROOM TWO:** 14'9 maximum x 13'9 maximum. A second generous bedroom enjoying a light dual aspect with double glazed window to the front boasting a sunny southerly aspect, double glazed window to the side enjoying countryside views, exposed pine floorboards, period fire surround and hearth, period style radiator. Oak panel door leads to

**EN-SUITE SHOWER ROOM:** 7'3 maximum x 5'7 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, glazed corner shower cubicle with wall mounted mains shower over, tiled walls and floor, chrome heated towel rail, extractor fan.

**BEDROOM THREE:** 16'1 maximum x 13'7 maximum. A third generous double bedroom, double glazed window to the rear over looks the farmyard, period fire surround, exposed pine floorboards.

**BEDROOM FOUR:** 12'1 maximum x 14'3 maximum. A fourth generous bedroom, double glazed window to the side boasting countryside views, period style radiator, exposed pine floorboards, period fire surround.

**BEDROOM FIVE:** 11'8 maximum x 9' maximum. A fifth double bedroom, double glazed window to the side with countryside views, period style radiator, exposed pine floorboards.

**FAMILY BATHROOM:** 8'9 maximum x 9'8 maximum. A generous main bathroom, free standing roll top bath with mains shower tap stand, wash basin over storage cupboard, low level WC, walk in double sized glazed shower cubicle with wall mounted mains shower, chrome heated towel rail, tiled walls and floor, extractor fan.

#### OUTSIDE:

This property stands in a level plot and extensive gardens and paddock extending to just under two acres approximately (1.83 acres approximately). Pathway leads to a front door with outside light.

Five bar gate from the lane gives vehicular access via a long sweeping driveway to farmyard at the rear providing extensive off road parking for 20 cars or more.

The main portion of garden is lawned and situated at the front of the property boasting a sunny southerly aspect and a glorious rural backdrop.  
There is a portion of lawned garden at the rear, oil tank and external oil boiler, undercover storage area with

**ATTACHED GARDENERS WC:** WC and pedestal wash basin.

There are a vast variety of outbuildings, stables and barns at the rear of the property that offer tremendous scope for conversion subject to the necessary planning permission. Please see extra floor plan for the size and amount of stables and outbuildings.

**PADDOCK:** Located on the western side of the house.







Approximate Floor Area = 289.1 sq m / 3112 sq ft



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## Directions

## Viewings

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

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		