

Rolfe East



Duck Lane, Limington, BA22 8EL

Guide Price £925,000

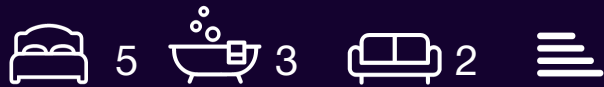
- SIMPLY EXQUISITE THATCHED DETACHED PERIOD 1700's GRADE II LISTED COTTAGE.
- REAR GARDEN BACKS ON TO FIELDS AND COUNTRYSIDE - LOVELY VIEWS!
- SCOPE FOR ANNEX OR HOLIDAY LET (subject to necessary planning permission).
- COLLECTIVELY 6 DOUBLE BEDROOMS AND FOUR BATHROOMS.
- IDYLIC NO-THROUGH COUNTRY LANE LOCATION - SHORT DRIVE TO NEARBY TOWN.
- PRIVATE DRIVEWAY PARKING FOR 5-6 CARS.
- 2837 SQUARE FEET OF FLEXIBLE ACCOMMODATION BOASTING EXCELLENT NATURAL LIGHT.
- SUPERB LEVEL PLOT AND GROOMED GARDENS EXTENDING TO A THIRD OF AN ACRE.
- DETACHED DOUBLE GARAGE WITH DOUBLE BEDROOM ABOVE WITH SHOWER ROOM.
- OIL FIRED RADIATOR CENTRAL HEATING AND BESPOKE DOUBLE GLAZING.

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Sunnyside Cottage Duck Lane, Limington BA22 8EL

'Sunnyside Cottage' is a very pretty, thatched, period, Grade II listed, double-fronted cottage (2937 square feet) dating back to the mid-1700's. This exquisite home is situated in an exquisite semi-rural position on the edge of the popular village of Limington on a quiet no-through country lane backing on to lovely fields and countryside. This beautifully presented, spacious house enjoys charming character features including Inglenook fireplace, exposed beams, flagstone floors, Hamstone Mullion windows and a cast iron log burning stove. The property stands in a level plot and picturesque gardens extending to approximately a third of an acre (0.32 acres) and backing on to fields and countryside. A private driveway provides gated, off-road parking for five to six cars leading to a detached double garage / workshop with ancillary accommodation above comprising of double bedroom six / office with en-suite shower room. The house is heated via an oil-fired radiator central heating system and also boasts bespoke double glazing. The well laid out, deceptively spacious accommodation enjoys good levels of natural light and comprises large entrance reception hall, drawing room with dual aspect, snug / family room, conservatory, 'wow-factor' open-plan kitchen / breakfast room leading in to dining room, utility room and ground floor WC. On the first floor, there is a large landing area, master double bedroom with en-suite shower room, a second generous double bedroom with further en-suite shower room, three further double bedrooms and a family bathroom. There are fantastic countryside dog walks from your front door as well as ample riding opportunities. The property is situated near the centre of the pretty village of Limington. It is also a very short walk to the village pub and church! The historical Roman town of Ilchester, approximately 1.5 miles away, provides a range of useful local amenities, including: restaurants, petrol station, village shop and post office.



Council Tax Band: F



The historic town centre of Sherborne is a short drive away. Sherborne boasts a superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world famous private schools. It is also a short drive to the mainline railway station making London Waterloo directly in just over two hours. Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' - a top class, recently opened arts and conference centre plus superb restaurant.

Stone paved pathway to thatched storm porch with outside light. Glazed cottage front door leads to

ENTRANCE RECEPTION HALL: 19'9 maximum x 9'8 maximum. A generous greeting area providing a heart to the home, flagstone floors, double glazed window to the front, exposed beams. Staircase rises to the first floor, moulded skirting boards and architraves, radiator, telephone point. Panel doors lead off the entrance reception hall to the main ground floor rooms.

DRAWING ROOM: 21'7 maximum x 18'3 maximum. A beautifully proportioned main reception room enjoying a light dual aspect with two Hamstone mullion feature windows to the front boasting a sunny south facing aspect, double glazed window overlooks the rear garden with countryside views, large feature inglenook fireplace with exposed Hamstone and beam, brick surrounds and hearth, cast iron log burning stove, seagrass floor, moulded skirting boards and architraves, two radiators, TV point, telephone point. Multi pane glazed double French doors lead from the drawing room to the conservatory when open providing a full through-measurement of 30'2 maximum.

CONSERVATORY: 11'11 maximum x 10' maximum. Timber double glazed construction with stone floor, exposed stone elevations, double glazed double French doors open on to the rear patio.

SNUG / OFFICE: 12'10 maximum x 11'8 maximum. Double glazed window to the rear overlooks the rear garden with countryside views, radiator, moulded skirting boards and architraves, seagrass flooring.

OPEN PLAN KITCHEN BREAKFAST ROOM: Maximum measurements of 30'10 maximum x 14'2 maximum. This fantastic open plan living space is split into two zones. Kitchen area enjoying a light dual aspect with Hamstone mullion window to the front boasting a sunny southerly aspect and double glazed window to the rear overlooking the rear garden with countryside views, an extensive range of fitted panelled kitchen units comprising Corian worksurface and surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, a range of drawers, pan drawers and cupboards under, integrated Neff dishwasher, large stainless steel range-style Britannia double oven and grill with seven burner gas hob, corian splashback, wall mounted cooker hood over, a range of matching wall cupboards with under unit lighting, flagstone floors, island unit with breakfast bar, recess provides space for American style fridge freezer, retractable larder cupboard, inset ceiling lighting, flagstone floor, wall mounted contemporary radiator. Panel door leads to understairs storage cupboard space. Breakfast area boasting a light dual aspect, double glazed windows to both sides, double glazed double French doors opening onto under cover rear patio area, flagstone floors, moulded skirting boards and architraves, two contemporary wall mounted radiators. Panel door from the breakfast room area leads to the

UTILITY ROOM: 13'7 maximum x 6'11 maximum. A range of Shaker-style panelled kitchen units comprising granite effect laminated worksurface, decorative tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, floor standing oil fired boiler, a range of matching wall mounted cupboards, flagstone floor, double glazed window to the rear overlooks the rear garden boasting countryside views, radiator, timber door to the side, inset ceiling lighting, extractor fan, a range of matching wall mounted cupboards and floor standing cupboards.

Panel door from entrance reception hall leads to

CLOAKROOM / WC: 7'7 maximum x 3'2 maximum. Fitted low level WC, wall mounted wash basin, flagstone floor, radiator, extractor fan.

Staircase with period balustrade rises from the entrance reception hall, seagrass floor.

FIRST FLOOR LANDING: Measures 30'10 maximum x 5'1 maximum. Exposed beams, seagrass floor, radiator, double glazed window to the rear overlooks the rear garden with countryside views, window seat, panel door leads to airing cupboard housing lagged hot water cylinder and immersion heater, slated shelving. Panel doors lead off the landing to the first floor rooms.

MASTER BEDROOM: 15'10 maximum x 11' maximum. A generous double bedroom enjoying a light dual aspect with double glazed window to the front boasting a sunny southerly aspect, window to the rear boasting countryside views, radiator, exposed beams, seagrass floor. Panel door leads to

EN-SUITE SHOWER ROOM: 8'5 maximum x 4'11 maximum. Double glazed window to the front, modern white suite comprising low level WC, pedestal wash basin, glazed corner shower cubicle with wall mounted mains shower over, tiled surrounds, shaver light and point, radiator, extractor fan, exposed beam.

BEDROOM TWO: 19'10 maximum x 12'3 maximum. A second generous double bedroom enjoying a light dual aspect with double glazed windows to the side and rear, the rear boasting countryside views, radiator, seagrass floor. Panel door leads to

EN-SUITE SHOWER ROOM: 4'5 maximum x 7'1 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiled walls, shaver light and point, extractor fan, radiator, tiled floor.

BEDROOM THREE: 16'7 maximum x 10'7 maximum. A third generous double bedroom enjoying a light dual aspect with double glazed window to the front boasting a sunny southerly aspect, double glazed window to the rear enjoying countryside views, seagrass floor, exposed beams, radiator.

BEDROOM FOUR: 12'10 maximum x 10'3 maximum. A fourth generous double bedroom, double glazed window to the front with a sunny southerly aspect, exposed beams, seagrass floor, radiator.

BEDROOM FIVE: 12'9 maximum x 11'1 maximum. A generous fifth bedroom, double glazed window to the front boasting a sunny southerly aspect, this room is currently used as an office,

seagrass floor, radiator.

FAMILY BATHROOM: 8'6 maximum x 7' maximum. A period style white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, tiling to splash prone areas, chrome heated towel rail, exposed beam, tiled floor, glazed shower cubicle with wall mounted mains shower over, tiled surrounds, extractor fan.

OUTSIDE:

This fantastic property stands in a level plot and gardens extending to approximately a third of an acre (0.32 acres approximately). At the front of the property is a pleasant front garden giving a good depth from the country lane, laid mainly to lawn and enclosed by mature hedges. Flagstone path leads to thatched storm porch with outside light.

Double timber five bar gates give vehicular access from the county lane to a private driveway providing off road parking for five cars or more. Driveway has security lighting, electric car charging point, rainwater harvesting butt, space to store recycling containers and wheelie bins. Driveway leads to

DETACHED DOUBLE GARAGE: 20' in depth x 18'6 in width. Two sets of timber garage doors, light and power connected. Separate glazed door leads to the side of the garage block providing entrance to stairwell rising to

STUDIO / OCCASIONAL BEDROOM SIX: 11'8 maximum x 12'6 maximum. A generous double bedroom, wall mounted electric heater, moulded skirting boards and architraves, double glazed double Velux windows overlook the rear garden to countryside beyond, doors lead to eaves storage cupboard space. Panel door leads to

EN-SUITE SHOWER ROOM: 10'1 maximum x 3'7 maximum. A modern white suite comprising low level WC, pedestal wash basin, glazed shower cubicle with wall mounted mains shower over, tiling to walls, chrome heated towel rail, double glazed Velux ceiling window to the rear enjoys countryside views, shaver light and point, extractor fan.

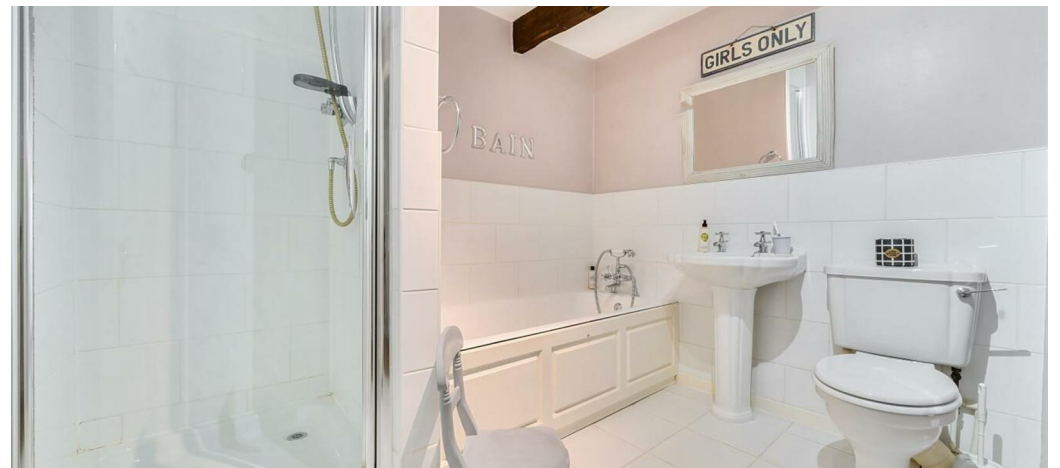
Timber gate from the driveway area gives access to the side of the property where there is a further lawned garden area and a variety of flowerbeds and borders, paved pathway leads to the side, outside light. Side pathway continues to the

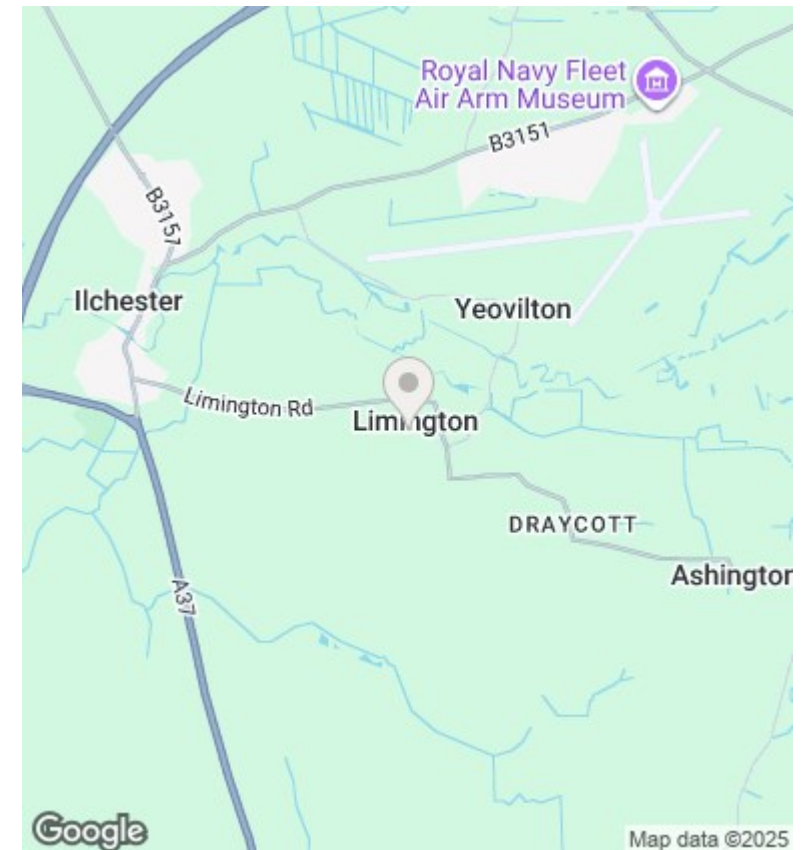
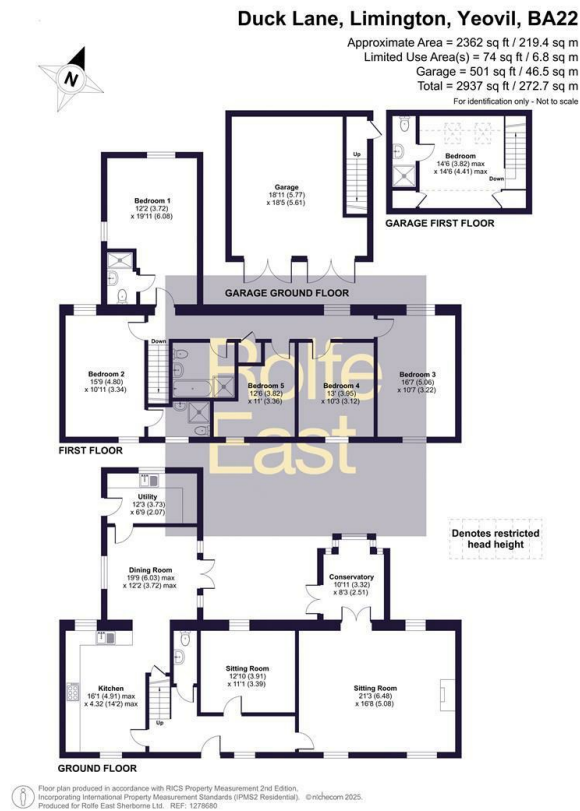
MAIN REAR GARDEN: Laid mainly to shaped lawn the garden and enclosed by timber post and rail fencing, backing onto fields and countryside, a variety of well-shaped and stocked flowerbeds and borders enjoying a selection of mature trees, plants and shrubs, paved patio seating area under cover, outside tap, outside lighting.

LARGE GREENHOUSE: 10'3 maximum x 6'5 maximum. Paved floor.

Vegetable garden with log store and timber composter. This area houses oil tank, rainwater harvesting butt.







Directions

Viewings

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

Council Tax Band

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