

Rolfe East



Newtown, Milborne Port, DT9 5BJ

Offers In Excess Of £250,000

- FULLY RENOVATED NATURAL STONE COTTAGE
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- ADDITIONAL ON STREET PARKING AVAILABLE
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- COUNTRYSIDE VIEWS
- GRADE II LISTED
- BEAUTIFULLY FINISHED TO A HIGH STANDARD

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25 Newtown, Milborne Port DT9 5BJ

VACANT - NO FURTHER CHAIN. '25 Newtown' is a fully renovated, Grade II listed, natural stone, period character cottage situated in one of the best addresses in this pretty Somerset village, backing on to fields and boasting lovely countryside views at the rear. It is situated in a quiet lane surrounded by other picturesque character cottages. This cottage comes with a private driveway providing off road parking for one car. There is free, unrestricted parking in the street outside. The cottage boasts a generous, level rear garden measuring 65' in length by 26' in with. It enjoys a sunny west-facing aspect and countryside views at the rear. The garden backs on to fields and a public footpath - dog walks from the property! The cottage retains many character features including a stone fireplace recess, cast iron fire surround and exposed beams. It has brand new bespoke, period-style timber double glazing and new Rointe electric radiators. The well arranged accommodation enjoys good levels of natural light from a sunny east-to-west aspect. It comprises storm porch, sitting room, dining room, kitchen breakfast room and ground floor WC / cloakroom. On the first floor there is a landing, master double bedroom, second single bedroom / office (enjoying lovely countryside views!) and a first floor family shower room. On the second floor is a large loft room (10'9 maximum x 8' maximum) with light and power connected, eaves storage cupboards and a Velux window to the rear boasting fantastic countryside views. There are fantastic rural dog walks from the back door as well as many of the windows enjoying countryside and village views. The cottage is set in a highly sought-after address near the centre of Milborne Port with the church, public house, primary school and village shops very nearby. Milborne Port boasts The Clockspire - a superb new restaurant, in addition to a brand-new Co-op mini supermarket, butcher, fish and chip shop with restaurant and a good doctor's surgery.



Council Tax Band:



It is surrounded by stunning countryside and walks but also offers excellent access to the A303 trunk road to London and Exeter and the A30 to Salisbury. It is only a short drive to the historic town of Sherborne 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. It also has the mainline railway station in the centre of the town, making London Waterloo in just over two hours without changing your seat. 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' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. The property is perfect for those buyers looking for the ideal village lifestyle or cash buyers from the South East or villages and looking for their perfect West Country home to settle in, potentially linked to the wonderful selection of local schools. It may also be of interest to the pied-a-terre, buy-to-let or holiday letting markets. THIS FANTASTIC COTTAGE MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

Pathway to storm porch with outside light. Glazed front door leads to

SITTING ROOM: 10'10 maximum x 10'2 maximum. A pretty main reception room, bespoke double-glazed period style window to the front enjoying an easterly aspect and countryside views beyond neighbouring properties, feature stone fireplace recess with flagstone hearth, oak effect laminate flooring, electric radiator. Door leads to

DINING ROOM: 10'3 maximum x 11'9 maximum. Staircase rises to the first floor, door to understairs cupboard space, oak effect laminate flooring, electric radiator, internal window to the kitchen breakfast room, large internal entrance leads from the dining room through to the kitchen breakfast room providing a full through-measurement of 21'6 maximum.

KITCHEN BREAKFAST ROOM: 11'6 maximum x 10'4 maximum. A range of

brand new Shaker style kitchen units comprising solid oak worksurface and surrounds, inset ceramic sink bowl and drainer unit with mixer tap over, inset electric ceramic hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, recess provides space for upright fridge freezer, a range of matching wall mounted cupboards, glass splashback, wall mounted stainless steel cooker hood extractor fan, bespoke double glazed period style window to the rear overlooks the rear garden enjoying countryside views and a west facing aspect, oak effect laminated flooring, timber double glazed door to the rear, triple glazed ceiling light. Latch door leads to

GROUND FLOOR WC / CLOAKROOM: 5'9 maximum x 3'4 maximum. A white suite comprising low level WC, wall mounted wash basin, double glazed window to the rear, oak effect laminate flooring.

Staircase rises from the dining room to the first-floor landing. Cottage latch doors lead off the landing to the main first floor rooms.

BEDROOM ONE: 10'2 maximum x 10'8 maximum. A double bedroom with bespoke double glazed period style window to the front enjoying countryside views beyond neighbouring properties and an east facing aspect, cast iron period fire surround, electric radiator, exposed beams.

BEDROOM TWO / OFFICE: 15'1 maximum x 4'11 maximum. Bespoke double-glazed window to the rear overlooks the rear garden and enjoys extensive countryside views and a west facing aspect, timber double glazed window to the side, electric radiator.

FIRST FLOOR FAMILY SHOWER ROOM: 7'2 maximum x 4'3 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, tiled splashback, glazed corner shower cubicle with wall mounted mains shower over, double glazed ceiling light, window to the rear, heated towel rail, oak effect laminate flooring, extractor fan, shaver light and point.

Cottage latch door from the first-floor landing gives access to loft stairs

leading to

LOFT ROOM / OCCASIONAL BEDROOM: 10'9 maximum x 8' maximum. A useful room ideal for working from home or storage space, double glazed Velux ceiling window to the rear enjoying extensive countryside views, exposed beams, electric radiator, doors lead to eaves storage cupboard space, light and power connected. This room houses pressurised sealed hot water cylinder and immersion heater with expansion tank.

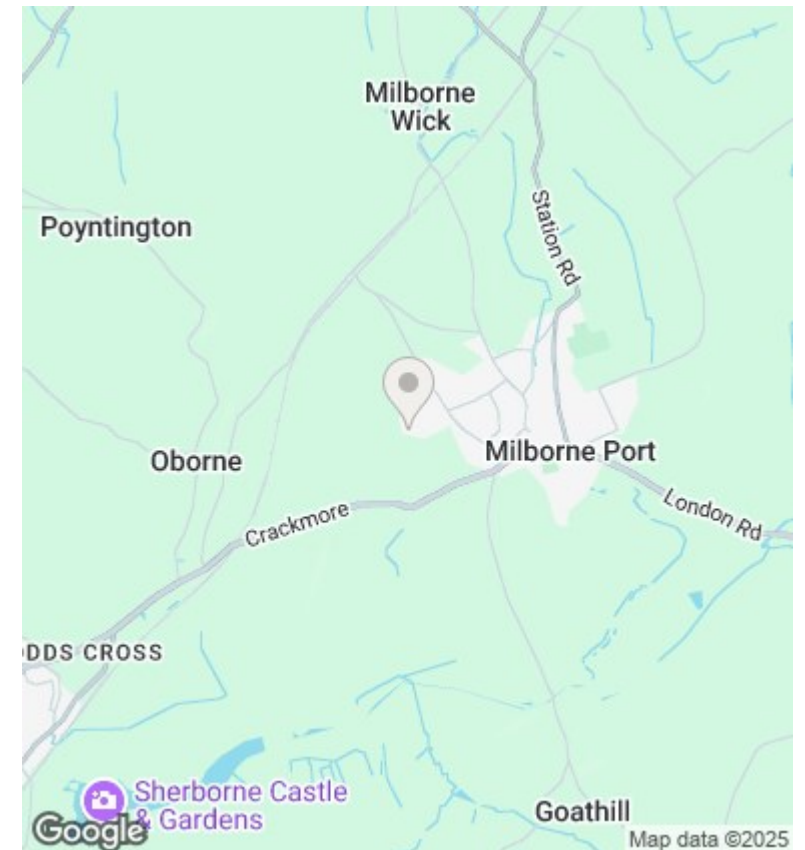
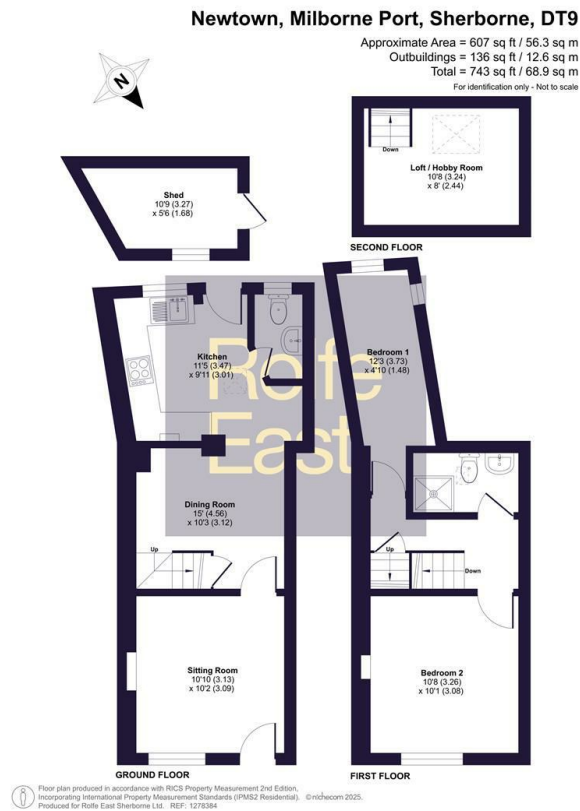
OUTSIDE:

At the front of the property a dropped curb gives vehicular access to a paved driveway parking area providing off road parking for one car. Paved pathway leads to storm porch with outside light.

The main garden is situated at the rear of the property and boasts a sunny west facing aspect. It measures approximately 65' in length x 26' maximum in width. It is level and laid to lawn enjoying a good degree of privacy enclosed by timber panel fencing and natural stone walls. A variety of well stocked flowerbeds and borders, some raised stone flowerbeds, mature trees and shrubs, outside light, stone outbuilding. The garden boasts a sunny westerly aspect and backs straight onto fields and a footpath, a lovely rural backdrop!







Directions

Viewings

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

Council Tax Band