

# Rolfe East



## High Street, Milborne Port, DT9 5AQ

Guide Price £485,000

- SUBSTANTIAL (1943 SQUARE FEET) PERIOD NATURAL STONE LINK-DETACHED COTTAGE.
- DETACHED INSULATED TIMBER CABIN WITH LIGHT AND POWER CONNECTED.
- EXPOSED BEAMS AND STONE FIREPLACES WITH LOG BURNING STOVES.
- SHORT DRIVE TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON WATERLOO.
- HUGE (85' x 33') PRETTY, PRIVATE MAIN GARDEN ENCLOSED BY NATURAL STONE WALLS.
- 3-4 GENEROUS BEDROOMS AND THREE BATHROOMS.
- RECENTLY REFURBISHED WITH NEW KITCHEN, GARDEN ROOM, PORCH AND MUCH MORE.
- GARAGE, WORKSHOP AND LARGE CARPORT.
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- EXCELLENT VILLAGE AMENITIES AND PRETTY VILLAGE CENTRE ON THE DOORSTEP.

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# Wyke Cottage, 18 High Street, Milborne Port DT9 5AQ

Wyke Cottage is an intriguing, substantial (1943 square feet), period character, link-detached, natural stone cottage situated in a choice village-centre, conservation area address with the village shops and pubs a stone's throw from the front door. The property boasts superb character features including exposed beam work, fireplaces with cast iron log burning stoves and many lovely reclaimed items in the kitchen and bathrooms. There is a lovely, generous, level, rear garden (85' x 33') enclosed by natural stone walls (plot extends to 0.11 acres approximately) as well as large carport and single garage accessed via a shared driveway plus workshop and detached cabin - ideal for working from home. The property is very well presented and boasts gas fired radiator central heating, uPVC period-style double glazing and secondary glazing. It has recently had a brand new kitchen, flooring, garden room, porch, decoration and much, much more. The accommodation is deceptively spacious and comprises entrance hall, sitting room / dining room, sitting room, 'wow-factor' open-plan kitchen/breakfast room, rear lobby/utility room and WC. On the first floor there is a landing area, large master bedroom with en-suite shower room, two further first floor bedrooms and a family shower room. On the second floor, there is a landing/office area, fourth bedroom and a family bathroom. The property is enviably free from the restrictions of Grade II listing. It is set in a highly sought-after address in 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. 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.



Council Tax Band: D



There are countryside walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! This house is set in a highly sought-after residential address in the picturesque centre of Milborne Port with its excellent amenities on your doorstep. It is a very short walk to the parish church, public house, primary school and village shops. Milborne Port boasts The Clockspire - a superb new restaurant, a brand new Co-op mini supermarket and a very good doctors surgery. The property is situated a short drive to the picturesque abbey town centre of Sherborne with 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 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. **MUST BE VIEWED!**

Glazed and panelled front door leads to entrance hall.

#### ENTRANCE HALL:

Quarry tiled floor, staircase rises to the first floor, painted pine panelling, cupboard houses electrical fuse box, area for hanging coats, glazed and panelled door leads from the entrance hall to dining room / snug.

#### DINING ROOM / SNUG – 11'10 Maximum x 11'10 Maximum

A beautifully presented room full of cottage character including leaded light, double glazed, bespoke window to the front with fitted window seat, natural stone fireplace and chimney breast, brick paved hearth, cast iron multi-fuel burning stove, engineered oak flooring, painted pine wall panelling, radiator with decorative cover, large internal opening allowing light from south-facing aspect to sitting room, period panel door leads from reception room one to the sitting room.

#### SITTING ROOM – 14' Maximum x 14'9 Maximum

A beautifully proportioned main reception room enjoying a wealth of character including natural stone feature fire recess and hearth with cast iron log burning stove, oak flooring, multi-pane window to the side with secondary glazing, radiator with decorative cover, TV point, telephone point, door leads to shelved understairs cupboard space.

Large entrance leads from the sitting room through to the kitchen / breakfast room giving a full through-measurement of 28'4.

#### KITCHEN / BREAKFAST ROOM – 14' Maximum x 16'5 Maximum

An extensive range of fitted, grey Shaker style, recently replaced kitchen units comprising Quartz work surface and surrounds, inset ceramic double Belfast sink with mixer tap over, a range of drawers and cupboards under, integrated dishwasher, fitted wine cooler, integrated fridge freezer, large Rangemaster range style oven with five burner gas hob and electric double oven and grill, cooker hood extractor fan above, contemporary radiator. This room enjoys a light dual aspect with period style, uPVC double glazed, multi-pane windows to the side and rear, multi-pane and glazed panelled door to the side, period pine glazed door leads from the kitchen / breakfast room to the utility room.

#### UTILITY ROOM

uPVC double glazed, multi-pane window to the rear, space and plumbing for washing machine and tumble dryer, wall mounted fitted cupboards housing Worcester BOSCH gas-fired combination boiler, pine door from the utility room leads to the ground floor WC.

#### GROUND FLOOR WC

Fitted low level WC, ceramic wash basin on pine work surface with mixer tap, cupboards under, quarry tiled floor, radiator, uPVC double glazed window to the rear.

Staircase rises from the entrance hall to the first floor landing. A generous landing area, exposed beams, radiator, period pine panelled doors lead off the landing to the first floor rooms.

#### MASTER BEDROOM – 16'2 Maximum x 12'10 Maximum

A generous main double bedroom enjoying a light dual aspect with uPVC double glazed, period style, multi-pane windows to the rear and side, exposed pine floorboards and beams, radiator, folding pine panelled door leads to en-suite shower room.

#### EN-SUITE SHOWER ROOM

Fitted low level WC, pine washstand with ceramic decorative wash basin, reclaimed copper tap stand over, glazed shower cubicle with wall mounted mains shower over, exposed beams, pine floorboards, fitted shelving, extractor fan.

#### BEDROOM TWO – 15' Maximum x 9'1 Maximum

A second generous double bedroom, leaded light, double glazed, period style window to the front with secondary glazing, radiator, period cast iron feature fire surround, recess provides space for wardrobe, door leads to built-in wardrobe cupboard.

#### BEDROOM THREE / OFFICE – 7'4 Maximum x 9'5 Maximum

Internal window to the landing, light tunnel, inset feature ceiling lighting, radiator, exposed pine floorboards, door leads to shelved linen cupboard, further door leads to fitted wardrobe cupboard space.

#### FIRST FLOOR FAMILY SHOWER ROOM (formerly incorporating a bath)

A contemporary white suite comprising fitted low level WC, ceramic wash basin on pine stand with mixer tap over, double size glazed shower cubicle with wall mounted mains shower over, oak flooring, exposed beams, multi-pane window to the side, extractor fan.

Staircase rises from the first floor landing to the second floor.

#### LANDING / FURTHER STUDY AREA – 12'9 Maximum x 8'11 Maximum

Exposed ceiling beams, pine floorboards, double glazed Velux ceiling window to the side, fitted eaves cupboard space, double pine doors lead from the landing / office space to second floor bathroom.

#### SECOND FLOOR BATHROOM – 9'5 Maximum x 8'11 Maximum

A period style white suite comprising free standing bath on ball and claw feet with mixer tap



over and shower attachment, fitted low level WC, reclaimed copper inset sink and tap stand into slate work surface with cupboards under, chrome heated towel rail, exposed pine floorboards, eaves storage cupboard space, extractor fan, double glazed Velux ceiling window to the side.

Double pine doors from the second floor landing / office lead to occasional bedroom four.

**OCCASIONAL BEDROOM FOUR / LOFT ROOM** – 17'11 Maximum x 9'10 Maximum  
Circular feature window to the rear, double glazed Velux ceiling window to the side, exposed beams, exposed pine floorboards.

Please note: The second floor rooms have limited head height into the eaves.

#### OUTSIDE

The property fronts onto Milborne Port high street and is a stones throw from the local village shops and amenities. The property enjoys a vehicular right of way across a shared driveway at the side leading to a single garage and car port.

**SINGLE GARAGE** – 16'2 Maximum x 8' Maximum  
Personal door to the side, metal up and over garage door.

**CAR PORT** – 22'1 in length x 9'8 in width  
The car port can house one to two cars.

**ATTACHED GARDEN STORE / WORKSHOP** – 8'8 Maximum x 5'11 Maximum  
Area with timber log store and bin store.

Timber garden gate gives access to the main garden.

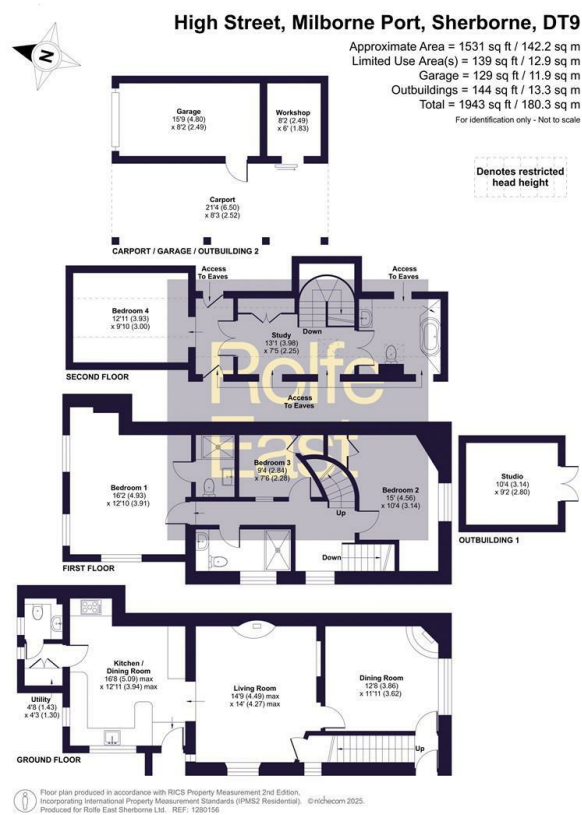
**MAIN GARDEN** – 85' in length x 33' in width  
This stunning main garden is laid mainly to lawn and enclosed by natural stone walls. There are a selection of shaped flowerbeds and borders, natural stone borders and enjoying a good selection of mature plants and shrubs, a variety of mature trees, natural stone paved patio seating area, further natural stone garden store, detached timber garden shed and log store.

**DETACHED CABIN:** 10'4 x 9'2  
An ideal work-from-home space or yoga studio with light and power connected, insulated and double glazed.









## Directions

## Viewings

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

## Council Tax Band

D

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>73</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		