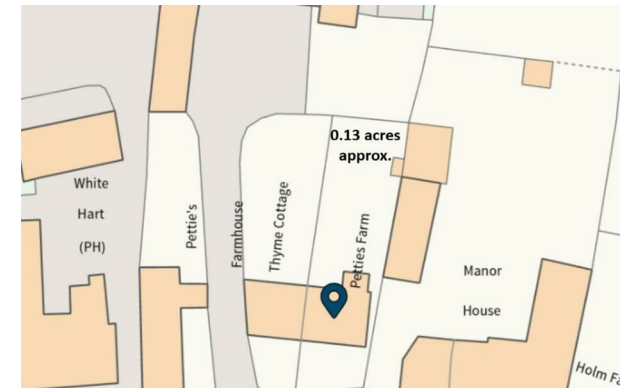


# Rolfe East



High Street, Yetminster, DT9 6LF

Guide Price £399,950

- NEWLY THATCHED SEMI-DETACHED CHARACTER COTTAGE IN PRETTY VILLAGE CENTRE.
- FRONT GARDEN PROVIDES SCOPE FOR FURTHER PARKING (subject to planning).
- EXPOSED BEAMS AND OTHER CHARACTER FEATURES.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.
- LARGE LEVEL PLOT AND GARDENS EXTENDING TO 0.14 ACRES. REAR GARDEN LENGTH 126'.
- OIL-FIRED RADIATOR CENTRAL HEATING AND DOUBLE GLAZING.
- TOP DORSET VILLAGE - VERY PRETTY CONSERVATION AREA.
- DOUBLE CARPORT AND PARKING FOR ONE CAR.
- FEATURE BRICK FIREPLACE WITH CAST IRON LOG BURNING STOVE.
- VERY SHORT WALK TO GREAT PUB, CAFE, SHOP, SCHOOL, RAILWAY STATION AND MORE.

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# Petties Farm High Street, Yetminster DT9 6LF

VACANT - NO FURTHER CHAIN. 'Petties Farm' is a pretty, modern, natural stone, thatched, double fronted, semi-detached cottage standing in large, level gardens and plot extending to 0.14 acres approximately. The rear garden is huge and also benefits from a single carport and allocated parking space for one car. This lovely cottage is in the centre of this pretty Dorset village - just a moments' walk to the pretty village centre, popular village pub, primary school and village shop. It is heated by an oil-fired radiator central heating system, a cast iron log burning stove and also benefits from double glazing. The property enjoys period-style character features including a brick fireplace, exposed beams and much more. The well laid out accommodation enjoys good levels of natural light and comprises entrance reception hall, sitting room, dining room, kitchen breakfast room, conservatory and cloakroom / WC. On the first floor, there is a landing area, master double bedroom with en-suite shower room, two further generous double bedrooms and a family bathroom. The property offers scope for improvement and extension, subject to the necessary planning permission. There are countryside and pretty village centre walks from nearby the front door - ideal as you do not have to put the children or the dogs in the car! It is only a very short walk to the village centre and amenities. Yetminster is an incredibly pretty and popular Dorset village enjoying a vibrant community. The properties in Yetminster are built almost entirely using an attractive natural stone. As well as the local store and a 16th century village pub, Yetminster possesses a variety of village amenities and services, including a GP surgery, a hairdressers, coffee shops, deli and a sports/social club with playing grounds and tennis courts. The village has a railway station linking you to the coastal town of Weymouth to central Bristol Templemeads and Gloucester.



Council Tax Band: E



This line connects you to the station at Castle Cary where you can pick up the train to London Paddington.

It is a short drive to the vibrant, historic town centre of Sherborne with its superb boutique high street with cafes, 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.

Front pathway to panelled front door.

#### ENTRANCE HALL

Staircase rises to the first-floor, pine moulded skirting boards and architraves, radiator, ceramic floor tiles, pine latch cottage doors lead off the entrance hall to the main ground-floor rooms.

#### SITTING ROOM – 20'11 Maximum x 12'0 Maximum

A beautifully proportioned main reception room enjoying a light dual aspect with double glazed window to the front, double glazed double French doors opening to the conservatory, two double glazed windows to the rear, exposed pine floorboards, pine moulded skirting boards and architraves, pine moulded picture rail, two radiators, TV point, telephone point, feature brick fireplace with cast iron log burning stove, multi-pane glazed double doors lead from the sitting room through to the conservatory.

#### CONSERVATORY – 9'10 Maximum x 7'8 Maximum

With doors open providing a full through measurement of 28'9 Maximum. uPVC double glazed construction with patio doors to the rear, views across the rear garden, power socket.

#### DINING ROOM – 9'8 Maximum x 9'1 Maximum

Double glazed window to the front, radiator, ceramic floor tiles, exposed brick and beam elevations, pine latch cottage door leads from the dining room to the kitchen / breakfast room.

#### KITCHEN / BREAKFAST ROOM – 10'8 Maximum x 9'7 Maximum

A range of oak panelled kitchen units comprising laminated work surface, decorative tiled surrounds, inset stainless-steel sink bowl and drainer unit, mixer tap over, space for electric oven, a range of drawers and cupboards under, space and plumbing for washing machine, shelved larder cupboard, a range of matching wall mounted cupboards, wall mounted concealed cooker hood extractor fan, ceramic floor tiles, radiator, exposed brick elevations, exposed beams, double glazed window to the rear overlooks the rear garden, door leads to understairs storage cupboard space, glazed stable door leads to the rear garden. Pine latch door from the kitchen / breakfast room leads to cloakroom / WC.

#### CLOAKROOM / WC – 6'9 Maximum x 3'1 Maximum

Fitted low level WC, pedestal wash basin, tiled splashback, double glazed window to the rear, floor standing Worcester BOSCH oil-fired central heating boiler, extractor fan.

Staircase rises from the entrance hall to the first-floor landing. A generous landing area, double glazed window to the rear overlooks the rear garden, pine moulded skirting boards and architraves, ceiling hatch and loft ladder leads to loft storage space. Pine latch door leads off the landing to linen cupboard with radiator and slatted shelving. Pine latch cottage doors lead off the landing to the first-floor rooms.

#### BEDROOM ONE – 9'9 Maximum x 10'10 Maximum

A generous double bedroom, double glazed window to the front, radiator, pine moulded skirting boards and architraves, TV aerial attachment, double doors lead to fitted wardrobe cupboard space, pine latch door leads to en-suite shower room.

#### EN-SUITE SHOWER ROOM – 6'8 Maximum x 3'0 Maximum

A white suite comprising low level WC, wall mounted wash basin, tiled splashback, glazed shower cubicle with wall mounted mains shower over, tiling to splash prone areas, radiator, extractor fan.

#### BEDROOM TWO – 15'7 Maximum x 11'3 Maximum

A second generous double bedroom, double glazed window to the front, radiator, pine moulded skirting boards and architraves, double doors lead to fitted wardrobe cupboard space.

#### BEDROOM THREE – 9'1 Maximum x 8'6 Maximum

A third generous bedroom, double glazed window to the rear overlooks the rear garden,



radiator, pine moulded skirting boards and architraves, double doors lead to fitted wardrobe cupboard space.

#### FAMILY BATHROOM – 6'9 Maximum x 6'8 Maximum

A white suite comprising low level WC, pedestal wash basin, panelled bath with mains shower tap arrangement over, tiling to splash prone areas, extractor fan, double glazed window to the rear, radiator.

#### OUTSIDE

The level plot and generous gardens extend to 0.14 acres approximately.

At the front of the property is a substantial garden giving a depth of 24'2 from the pavement, the front garden is enclosed by attractive natural stone walls and is laid to level lawn, wrought iron gate gives access to pathway leading to the front door, outside lighting, outside power point, wrought iron gate and side pathway, space to store recycling containers and wheelie bins, timber side gate gives access to the main rear garden.

#### REAR GARDEN – 126' in length maximum x 45'3 in width maximum

This huge rear garden is laid mainly to lawn and is level, enclosed by natural stone walls and timber panel fencing, paved patio seating area with outside light, outside tap, rear porch, a variety of well stocked flowerbeds and borders enjoying a selection of mature fruit trees, trees, plants and shrubs, detached timber summerhouse, oil tank, greenhouse, timber gate gives access to the parking area.

#### DOUBLE CARPORT – 14'5 in depth x 15'9 in width. Light and power connected.

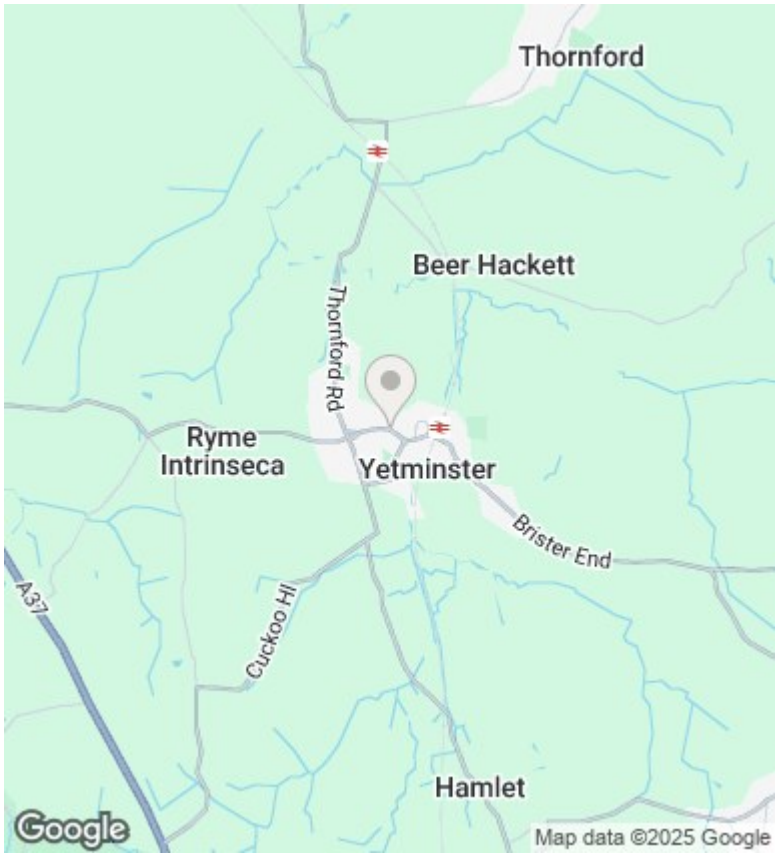
There is an allocated parking space for 1 car.

The vehicular access to the driveway and parking area is shared between three neighbouring properties.









### Directions

### Viewings

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

### Council Tax Band

E

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	56
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	