

Rolfe East



Acreman Street, Cerne Abbas, DT2 7JX

Guide Price £399,950

- 4/5 BEDROOM DOUBLE-FRONTED PERIOD CHARACTER COTTAGE IN CONSERVATION AREA.
- GENEROUS WEST-FACING REAR GARDEN.
- ENVIRABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- NO FURTHER CHAIN - VACANT.
- ONE OF THE PRETTIEST VILLAGES IN DORSET!
- EXPOSED BEAMS, BRICK FIREPLACE, MULTI-PANE WINDOWS AND LOG BURNING STOVE.
- ELECTRIC HEATING.
- DECEPTIVELY SPACIOUS, FLEXIBLE ACCOMMODATION (1652 square feet).
- LARGE DETACHED WORKSHOP.
- SHORT WALK TO EXCELLENT VILLAGE AMENITIES AND PRETTY VILLAGE CENTRE.

11a Acreman Street, Cerne Abbas DT2 7JX

PRETTY DORSET COTTAGE! 11a Acreman Street is a pretty, period, flint and brick semi-detached cottage (1652 sq ft) situated in a conservation area in one of the most picturesque villages in Dorset. The cottage used to be two cottages but is now an attractive double-fronted residence. There is a generous, west-facing lawned garden at the rear plus large workshop. It is in good decorative order throughout and deceptively spacious accommodation arranged over two floors and boasting great levels of natural light. Character features include exposed beams, a brick fireplace and multi-pane cottage windows. The cottage is heated via electric night storage heating and a cast iron log burning stove. The well laid out accommodation is very flexible and comprises entrance dining hall, sitting room, open-plan kitchen / breakfast room, garden room, rear hall, ground floor bathroom / WC, an inner hall and a second ground floor bathroom. On the first floor, there is a landing area, three generous double bedrooms, a fourth double bedroom as a through-room to inner hall, a cot room / study and bedroom five. There is a first floor WC. Cerne Abbas is a charming historic village, renowned not only for its delightful high street and listed properties, but also for the Cerne Giant, a 180 ft high ancient chalk figure carved out into the steep sloping hillside above the village, shrouded in a wealth of myth and legend, but now owned by the National Trust. The village of Cerne Abbas lies within the unspoilt Dorset Downs within an Area of Outstanding Natural Beauty. The village itself has a vibrant community feel and an excellent range of facilities including a village shop and Post Office, three public houses, a first school, and doctors' and dispensing surgery. It also has the fine parish Church of St Mary, medieval abbey. It is a short drive to the nearby towns of Dorchester and the historic abbey town of Sherborne. There are superb countryside walks from the front door. VACANT NO CHAIN



Council Tax Band: E



Sherborne has 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 to 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.

Glazed front door leads to

DINING HALL: 12'11 maximum x 12'7 maximum. Multi pane window to the front, brick fireplace with cast iron log burning stove, exposed beams, electric night storage heater, fitted fireside pine cupboard. Pine doors lead off to further rooms.

SITTING ROOM: 13'6 maximum x 18'1 maximum. A generous main reception room with two multi pane windows to the front, brick feature fireplace and hearth with cast iron log burning stove, electric heater, fireside fitted shelving, exposed beams. Staircase rises to the first floor, doors lead to under stairs cupboard space. Pine latch door leads from the sitting room to the

KITCHEN / BREAKFAST ROOM: 14'3 maximum x 10'2 maximum. A range of fitted kitchen units comprising laminated worksurface, tiled surrounds, inset stainless steel one and a half sink bowl and drainer unit with mixer tap over, filter water tap, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, space for under counter fridge, breakfast bar, fitted broom cupboard, wall mounted cupboards internal window, recess provides space for fridge, multi pane window to the side.

Door from the kitchen leads to the

REAR LOBBY: 7'9 maximum x 3' maximum. Door to the rear. Pine latch door leads to

GROUND FLOOR BATHROOM ONE: 6'10 maximum x 5'8 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with electric shower over, tiled surrounds, wall mounted heater, multi pane window to the rear, electric night storage heater, tiled floor, cupboard houses lagged hot water cylinder and immersion heater.

Pine door from the dining room leads to inner hall. Doors lead to fitted cupboard space. Doors lead from the inner hall to further rooms.

SECOND GROUND FLOOR BATHROOM: 10'7 maximum x 5'4 maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with electric shower over, shower rail, tiling to splash prone areas, tiled floor, electric heating, shaver point. Door leads to cupboard housing second hot water cylinder and immersion heated, slatted shelving.

GARDEN ROOM / RECEPTION ROOM THREE: 14' maximum x 10' maximum. Exposed beam work, windows to both sides and rear, glazed door to the rear, electric heater, fitted shelving.

Staircase rises from the sitting room to the first floor.

FIRST FLOOR LANDING: Window to the rear, ceiling hatch to loft space. Pine doors lead to first floor rooms.

BEDROOM ONE: 12'8 maximum x 9'3 maximum. A generous double bedroom, exposed floorboards, multi pane window to the front, fitted wardrobe cupboard space.

BEDROOM TWO: 12'8 maximum x 9'6 maximum. A second generous double bedroom, multi pane window to the front, electric night storage heater, fitted wardrobes.

BEDROOM THREE: 9' maximum x 7'2 maximum. Window to the rear overlooks the rear garden.

BEDROOM FOUR: 9'9 maximum x 8'8 maximum. A through-bedroom leading to extended landing area. Pine latch doors lead off extended landing area to further rooms.

BEDROOM FIVE / FIRST FLOOR GARDEN ROOM: 10'5 maximum x 8'9 maximum. Electric heater, window to the rear overlooks the rear garden. Glazed and panel door leads to rear sun terrace and steps leading to the rear garden.

BEDROOM SIX / DRESSING ROOM: 7'2 maximum x 6'3 maximum. Velux window to the side, electric heater, internal window to bedroom four.

OUTSIDE:

At the front of the property there is a small portion of flowerbed with some mature plants, outside light. Timber side gates leads to side pathway ideal for storing recycling containers and wheelie bins. Side pathway leads to rear patio, outside tap, outside light, timber log store.

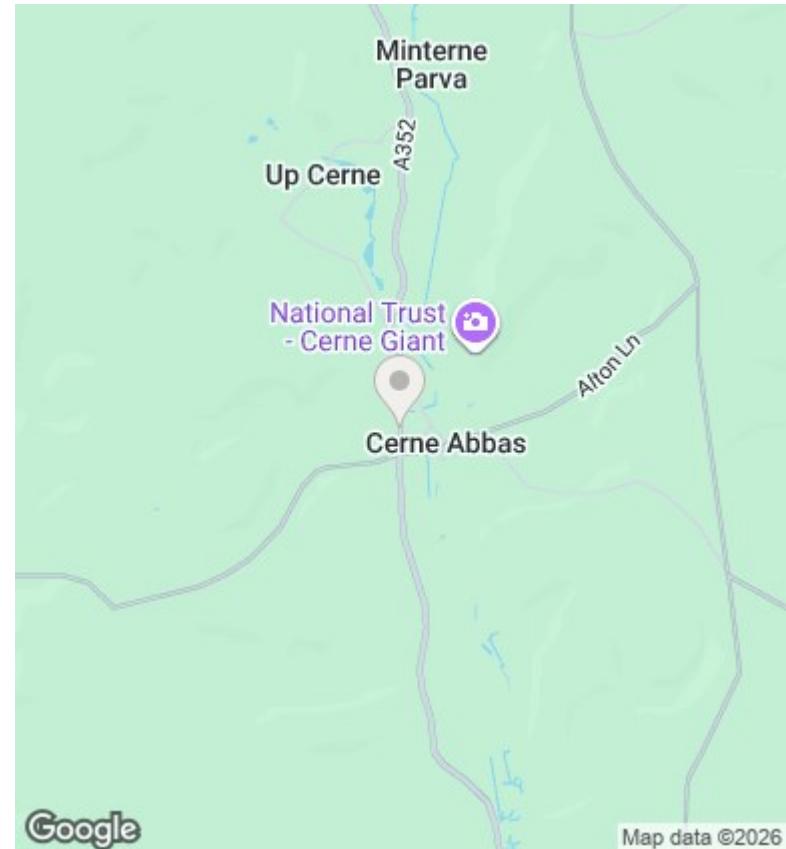
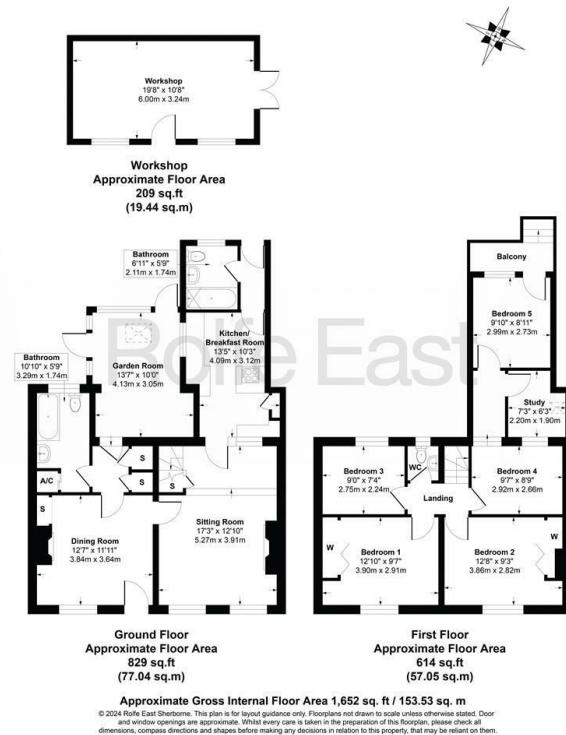
Steps rise to the main garden. **MAIN REAR GARDEN:** approximately 66' in depth maximum x 26' in width. The rear garden is laid to raised lawn and boasts a variety of flowerbeds and borders, it is enclosed by timber panel fencing and boasts a sunny westerly aspect.

DETACHED WORKSHOP: 19'2 in width x 11'6 in depth. Light and power connected.





Acreman Street, Cerne Abbas, Dorset, DT2



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)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	43
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC