

Rolfe East



Sandford Orcas Road, Sandford Orcas, DT9 4RU

Offers In Excess Of £499,950

- DETACHED NATURAL STONE DOUBLE-FRONTED COTTAGE IN TOP VILLAGE 1723 sq ft.
- PRIVATE DRIVEWAY PARKING FOR 4-5 CARS PLUS DETACHED BARN AND OUTBUILDING.
- OPPORTUNITY TO PURCHASE MORE LAND (speak to estate agent).
- NO FURTHER CHAIN.
- LEVEL PLOT AND GARDENS EXTENDING TO OVER A THIRD OF AN ACRE (0.36 ACRES APRX).
- CHARACTER INCLUDES FLAGSTONE FLOORS, EXPOSED BEAMS, OPEN FIREPLACES ETC.
- TOP DORSET VILLAGE - WALKING DISTANCE TO VILLAGE PUB AND COUNTRYSIDE.
- POTENTIAL BUILDING PLOT AND DEVELOPMENT SITE (Subject to planning permission).
- SOUTH-FACING REAR GARDEN WITH WOODLAND VIEWS. ETC.
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.

Sunnyside Sandford Orcas Road, Sandford Orcas DT9 4RU

NO FURTHER CHAIN! 'Sunnyside' is an attractive, substantial (1723 square feet), detached, double-fronted, natural stone, period cottage set in a sought-after village centre address, a short walk to the village pub and a very short drive to the historic centre of Sherborne town and mainline railway station to London Waterloo. The cottage stands in level grounds and gardens extending to just over a third of an acre (0.36 acres approximately) with the rear garden boasting a sunny southerly aspect backing on to woodland and a pretty stream-side scene. The property comes with private driveway parking for four to five cars plus a large, detached natural stone barn and further timber outbuilding. The property is envitably free from the restrictions of Grade II listing and yet retains much original character including flagstone floors, open fireplaces and exposed floorboards. It requires some upgrading but benefits from electric heating and a log burning stove. This amazing and rare property offers scope to reconfigure, extend and potentially build in the grounds, subject to the necessary planning permission. The current accommodation comprises entrance hall, farmhouse kitchen, sitting room, study area and utility / inner hall plus an outside gardeners WC. On the first floor there is a landing area, three double bedrooms and a family bathroom. There are excellent village and country lane walks from the front door - ideal as you do not need to put the kids or the dogs in the car! The cottage is also a short walking distance to the popular village pub. The property is a very short drive to the centre of the historic town 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 in just over two hours. NO FURTHER CHAIN.



Council Tax Band: E



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. This property is ideal for couples or families looking for somewhere pleasant to settle in this exceptional area making the most of the move to the countryside. It also may appeal to the pied-a-terre market or letting / holiday letting market from cash buyers moving from the South East, potentially linked with the local schools. **THIS RARE AND UNIQUE PROPERTY MUST BE VIEWED TO BE FULLY APPRECIATED. NO FURTHER CHAIN.**

Glazed front door leads to ENTRANCE HALL: 5'7 maximum x 4'10 maximum. Flagstone floors. Panel doors lead off to the main ground floor rooms.

SITTING ROOM: 17' maximum x 13'10 maximum. A generous main reception room, multi pane window to the front boasts an easterly aspect and the morning sun, brick fireplace recess with cast iron log burning stove, timber period fire surround, flagstone floors, fireside recess shelving and cupboards, electric night storage heater, TV point, telephone point. Latch door leads to

STORAGE ROOM: 4'10 maximum x 5'8 maximum. Multi pane window to the side, flagstone floor, light and power connected.

Latch door from sitting room gives access to stairwell rising to the first floor. Further latch door leads to understairs storage cupboard space. Latch door leads to

UTILITY ROOM / BOOT ROOM: 13'7 maximum x 6'7 maximum.

Flagstone floors, multi pane window to the side, worksurface with space and plumbing for washing machine and tumble dryer, space for upright fridge freezer. Latch door from the utility room leads to

KITCHEN BREAKFAST ROOM: 15'7 maximum x 12'8 maximum. A range of panelled kitchen units comprising laminated worksurface, stainless steel sink bowl and drainer unit, a range of drawers and cupboards under, space and point for electric oven, brick fireplace recess with cast iron Villager log burner, a range of matching wall mounted cupboards, multi pane window to the front, flagstone floor, door to the front.

Panel door from the entrance reception hall leads to

RECEPTION TWO / DINING ROOM: 13'2 maximum x 12'7 maximum. Multi pane window to the front, brick fireplace open fire, electric night storage heater, exposed floorboards.

Latch door from the sitting room gives access to stairwell rising to the first-floor landing. Door leads to airing cupboard housing Lagged hot water cylinder and immersion heater, slated shelving. Cottage latched doors lead off the landing to the first-floor rooms.

BEDROOM ONE: 13' maximum x 9'9 maximum. A double bedroom, multi pane window to the front enjoying countryside views, electric night storage heater. Door leads to shelved storage cupboard.

BEDROOM TWO: 13'4 maximum x 9'6 maximum. A second double bedroom, multi pane window to the front, electric night storage heater.

BEDROOM THREE: 10'3 maximum x 9'9 maximum. A generous

third bedroom enjoying a light dual aspect with multi pane windows to the side and rear, electric night storage heater.

FIRST FLOOR FAMILY BATHROOM: 12' maximum x 7'5 maximum. A fitted white suite comprising low level WC, wash basin over cupboard, tiled splashback, p-shaped panel bath with glazed shower screen and electric shower over, tiling to splash prone areas, radiator, exposed floorboards, multipane window to the rear.

OUTSIDE:

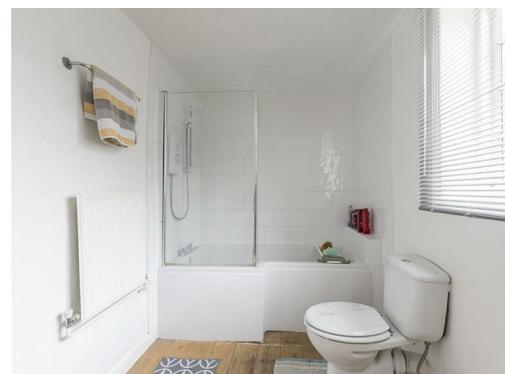
This detached cottage stands in a level plot and gardens extending to over a third of an acre (0.36 acres).

At the front of the property a timber gate gives access to flagstone path leading to the front door. The front garden is laid to flowerbeds and vegetable gardens. There is vehicle access from the country lane leading to a private driveway providing off road parking for four to five cars. Driveway area benefits from outside tap and log store, outside lighting.

DETACHED STONE BARN: 14'11 maximum x 17' maximum. Window to the side and rear, personal door to the driveway.

The main garden lies on the southwestern side of the property and is laid mainly to lawn backing onto countryside and woodland and enjoying a good degree of privacy, a variety of mature trees and shrubs, stone paved patio area with undercover storm porch, outside tap, outside lighting. Door leads to **ATTACHED GARDENERS WC:** High level flushing WC, electric light connected. Outdoor pizza oven, a variety of timber sheds and outbuildings, two greenhouses.

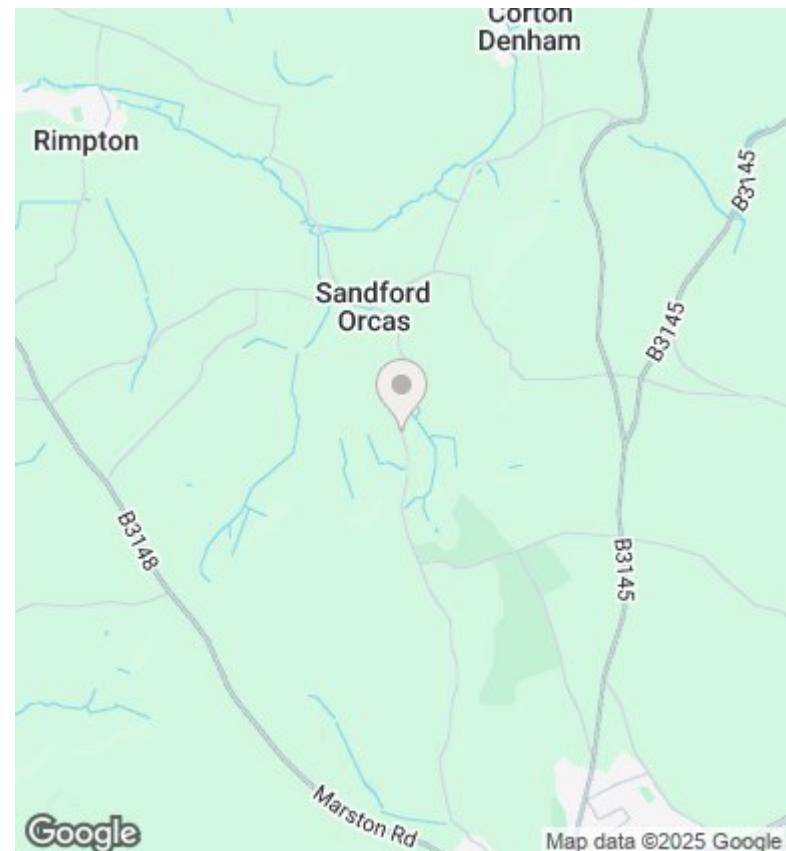




Sandford Orcas, Dorset, DT9



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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	95
(81-91)	B	
(69-80)	C	
(55-68)	D	42
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC