Rolfe East







Bristol Road, Sherborne, DT9 4HS

Offers In Excess Of £299,950

- EXQUISITE CHARACTER COTTAGE WITH TWO DOUBLE BEDROOMS.
- FREE UNRESTRICTED STREET PARKING ON BLACKBERRY LANE AT THE REAR.
- SEPARATE SITTING ROOM AND DINING ROOM - PLUS KITCHEN.
- NO FURTHER CHAIN!
- STONE FIREPLACE, CAST IRON LOG BURNER, BEAMS AND WINDOW SEATS.
- LARGE LEVEL PRIVATE REAR GARDEN BOASTING WESTERLY ASPECT.
- TASTEFUL PERIOD-STYLE BATHROOM.
- uPVC DOUBLE GLAZED PERIOD-STYLE WINDOWS AND ELECTRIC ROOM HEATERS.
- BACKING ON TO QUARR NATURE RESERVE - GREAT WALKS FROM THE DOOR!
- SHORT WALK TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

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Haven Cottage, 2 Bristol Road, Sherborne DT9 4HS

NO FURTHER CHAIN! ‘Haven Cottage, 2 Bristol Road’ is a beautiful, period, character, natural stone, terraced cottage situated in a popular address a short walk away from the boutique High Street and historic centre of Sherborne and also the mainline railway station making London Waterloo directly in just over two hours. The cottage is beautifully presented, retaining much cottage character including exposed stone fireplace with cast iron log burning stove, exposed stone internal elevations, exposed beams and window seats. The cottage boasts a recently landscaped, generous rear garden backing on to Blackberry Lane and enjoying a sunny westerly aspect. There is free, unrestricted parking on the lane at the rear. The cottage is heated via electric room heaters, a cast iron log burning stove and also benefits from recently installed period-style uPVC double glazing. The well-arranged, deceptively spacious accommodation enjoys a good level of natural light from a sunny east-to-west aspect. It comprises entrance hall area, sitting room, dining room leading into kitchen and ground floor bathroom. On the first floor there is a landing area and two generous double bedrooms. There are superb countryside and town centre walks from very nearby – ideal as you do not need to put the dogs or the children in the car! The cottage backs on to the Quarr Nature Reserve. It is only a short walk to the 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 very short, level walk to the mainline railway station to London Waterloo.

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Council Tax Band: C





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.

Double glazed oak front door leads to entrance reception hall area, staircase rises to the first floor, oak beams, timber effect flooring. Entrance leads to

SITTING ROOM: 14’11 maximum x 13’8 maximum. A beautifully presented main reception room enjoying a wealth of character including exposed natural stone elevations, natural stone fireplace recess with cast iron log burning stove, paved hearth, exposed beams, oak effect flooring, period style uPVC double glazed window to the front, window seat, moulded skirting boards and architraves, TV point, telephone point. Oak latch door leads to

DINING ROOM / RECEPTION ROOM TWO: 14’9 maximum x 11’10 maximum. Period style uPVC double glazed window to the rear, oak effect laminate flooring, moulded skirting boards and architraves, exposed beams, wall mounted electric heater. Oak latch door from the dining room area leads to understairs cupboard space. Entrance leads to kitchen providing a full through-measurement of 14’8 maximum.

KITCHEN: 10’11 maximum x 8’2 maximum. A range of Shaker-style kitchen units comprising oak effect laminated worksurface, decorative tiled surrounds, inset electric hob, inset ceramic sink bowl and drainer unit with mixer tap over, a range of drawers and cupboard sunder, space and plumbing for washing machine, fitted electric over, fitted under counter fridge, a range of matching wall mounted cupboards, concealed wall mounted cooker hood extractor fan, period style uPVC double glazed window to the rear overlooks the rear garden, oak effect laminate flooring, uPVC double glazed door to the rear, painted panelling, plate rack, inset feature ceiling lighting.

Oak latch door leads from dining room/reception room two to

GROUND FLOOR BATHROOM: 6’6 maximum x 8’3 maximum. A period style white suite comprising low level WC, wash basin over cupboard with mixer tap over, roll top period style bath on ball-and-claw feet, glazed shower screen over, wall mounted mains shower over, tiling to splash prone areas, period style double glazed uPVC window to the rear, extractor fan, inset feature ceiling lighting, chrome heated towel rail.

Staircase rises from the entrance reception hall to the first floor landing. Oak latch doors lead off to the bedrooms.

BEDROOM ONE: 13’8 maximum x 11’9 maximum. A generous double bedroom, period style uPVC double glazed window to the front, moulded skirting boards and architraves, recess provides space for wardrobes, painted panelling, wall mounted electric heater. Oak latch door leads to large walk-in storage cupboard, electric light connected, ceiling latch to loft space.

BEDROOM TWO: 15’4 maximum x 7’1 maximum. Another double bedroom, two double glazed Velux ceiling windows to the rear, uPVC period style double glazed window to the rear overlooks the rear garden, window seat, exposed beams, wall mounted electric heater, moulded skirting boards and architraves.

OUTSIDE:
At the front of the property there is a paved front garden enclosed

by natural stone walls, timber front gate, a variety of flowerbeds and borders, outside light.

The MAIN GARDEN is situated at the rear of the property and measures 58’7 maximum in depth x 15’7 maximum in width. This level rear garden has been subject of recent landscape and redesign laid mainly to paving for low maintenance purposes and enclosed by timber panel fencing, paved patio seating area, a variety of raised timber bordered flowerbeds and vegetable gardens, outside tap, outside log store, detached timber potting shed.

There is a further area at the rear of the garden backing onto Blackberry Lane measuring 11’9 in depth x 15’7 in width. Timber bike store, area to store recycling containers and wheelie bins. There is free unrestricted street parking on Blackberry Lane at the rear of the property.

Please note: We believe there is scope to add vehicular access at the rear of the property via Blackberry Lane and add a car port or parking, subject to the necessary planning permission.















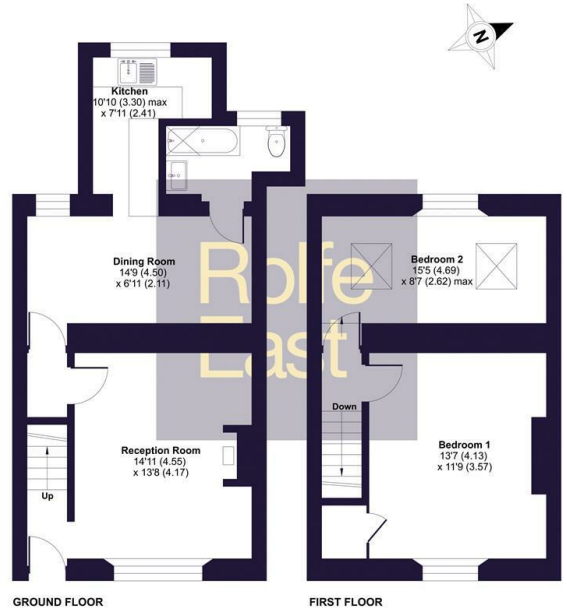




Bristol Road, Sherborne, DT9

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1449767



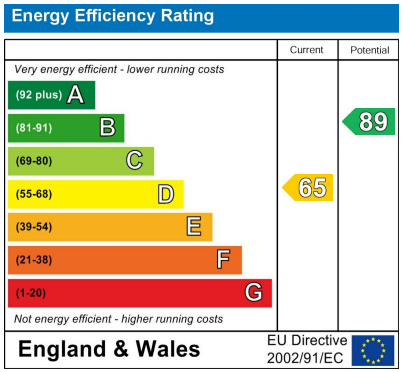
Directions

Viewings

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

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