Rolfe East







Long Street, Sherborne, DT9 3BY

Guide Price £275,000

- SPACIOUS SECOND FLOOR APARTMENT WITH TWO DOUBLE BEDROOMS (975 square feet).
- SINGLE GARAGE AND PARKING SPACE FOR ONE CAR.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND DOUBLE / SECONDARY GLAZING.
- NO FURTHER CHAIN.
- WITH COMMUNAL LIFT, SHARE OF FREEHOLD AND LONG LEASE.
- FORMING PART OF AN ATTRACTIVE GRADE II LISTED NATURAL STONE BUILDING.
- SUPERB FLOW OF NATURAL LIGHT, LARGE WINDOWS AND GREAT VIEWS.
- LOCATED IN ONE OF THE BEST ADDRESSES IN SHERBORNE - LONG STREET.
- BEAUTIFUL COMMUNAL GARDENS ENCLOSED BY NATURAL STONE WALLS.
- SHORT LEVEL WALK TO SHERBORNE CENTRE AND RAILWAY STATION TO LONDON.

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

sherborne@rolfe-east.com
https://www.rolfe-east.com/

Flat 4 Brecon House Long Street, Sherborne DT9 3BY

VACANT - NO FURTHER CHAIN. COMES WITH SHARE OF THE FREEHOLD AND LONG LEASE! GARAGE AND PARKING. STUNNING COMMUNAL GARDEN. COMMUNAL LIFT AND STAIRWELL ‘Flat 4 Brecon House’ is a beautifully presented, deceptively spacious (975 square feet), second floor apartment forming part of a handsome, period, Grade II listed building situated in, arguably, the best address in Sherborne – a short, level walk to the town centre, Abbey and mainline railway station to London Waterloo. This spacious apartment benefits from the use of a pleasant, south-facing communal garden enclosed by attractive natural stone walls. The property comes with a single garage plus an allocated parking space for one car. There is also a visitors parking facility. The property benefits from mains gas-fired radiator central heating and double / secondary glazing. The flexible accommodation is flooded with natural light from a sunny south-facing aspect at the rear and large windows. Features include impressive ceiling heights and a full height feature bay window overlooking the garden. The accommodation comprises entrance reception hall, sitting room / dining room, kitchen, two double bedrooms and a family bathroom. There are countryside walks and town centre walks from nearby the front door – ideal as you do not need to put the dogs or the children in the car! It is only a very short, level walk to Sherborne town centre with its 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 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.

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Council Tax Band: D





Communal front door and entrance hall, communal staircase and communal lift rise to the second floor. Private front door leads to

ENTRANCE RECEPTION HALL: 7'1 maximum x 22'3 maximum. A generous entrance reception hall providing a heart to the home. Excellent ceiling heights, moulded skirting boards and architraves, moulded picture rail, radiator, telephone entry intercom system. Door leads to hall cupboard space. Further door leads to airing cupboard housing Worcester Bosch mains gas fired combination boiler, slatted shelving. Panel doors lead off the entrance reception hall to the main rooms.

SITTING ROOM / DINING ROOM: 19'10 maximum x 12'7 maximum. A superb main reception room enjoying excellent ceiling heights. Large feature bay window overlooks the rear garden enjoying views to countryside and hills beyond neighbouring properties. Boasting a sunny southerly aspect, moulded picture rail, moulded skirting boards and architraves, period style pine fire surround with electric fire, marble hearth, telephone point, TV point, radiator.

KITCHEN: 8'7 maximum x 8'6 maximum. A range of cottage-style kitchen units comprising timber effect laminated work surface, inset stainless steel one-and-a-half sink bowl and drainer unit, mixer tap over, inset stainless steel NEFF electric hob with stainless steel NEFF electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, integrated fridge, a range of matching wall mounted cupboards, concealed wall mounted cooker hood extractor fan, radiator, under unit lighting, timber effect flooring, double glazed window to the side, moulded skirting boards and architraves.

BEDROOM ONE: 11'6 maximum x 11' maximum. A generous double bedroom, excellent ceiling heights. Large feature period style double glazed sash window to the rear overlooks the rear garden enjoying a sunny south facing aspect and views to countryside and hills beyond neighbouring properties. Radiator, moulded skirting boards and architraves, moulded picture rail. Sliding doors lead to fitted wardrobe cupboard space. TV point.

BEDROOM TWO: 12'7 maximum x 10'11 maximum. A generous second double bedroom, excellent ceiling heights, period style double glazed sash window to the side. Radiator, moulded skirting boards and architraves, moulded picture rail. Telephone point, sliding doors lead to fitted wardrobe cupboard space.

FAMILY BATHROOM: 7'8 maximum x 7' maximum. A modern white suite comprising fitted low level WC, wash basin in work surface, cupboards under, panel bath with folding glazed shower screen over, wall mounted mains shower over, shower boarded surround, timber effect flooring, heated towel rail, extractor fan, inset feature ceiling lighting, moulded skirting boards and architraves, illuminated wall mounted mirror.

OUTSIDE: At the rear of the block there is a beautiful level lawned communal garden enclosed by high natural stone walls, enjoying a variety of well-tended flowerbeds and borders, seating area. Communal driveway at the side leads to a communal residents parking area.
This property comes with ONE allocated parking space plus visitors parking facility. Flat 4 comes with a single garage in a block.

SINGLE GARAGE: 19’5 in depth x 10’in width. Light and power connected, metal up and over garage door, rafter storage above.

Residents of Brecon House also have the use of a communal bin storage area and drying area.













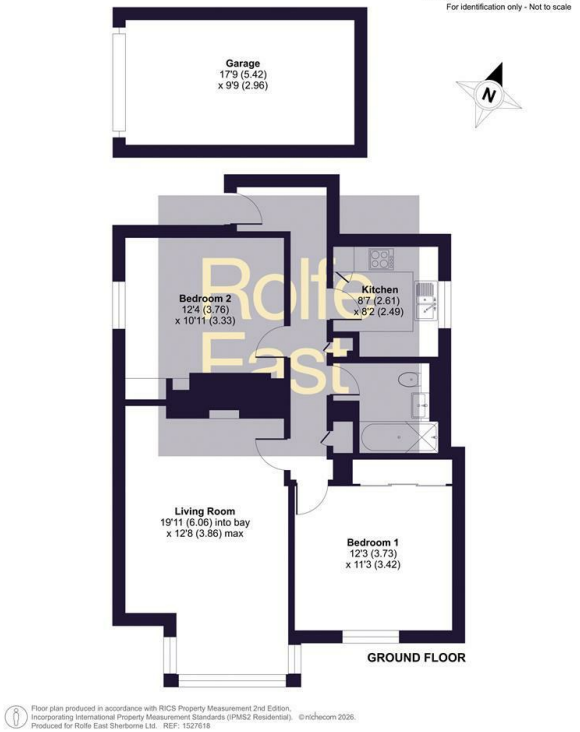






Brecon House, Long Street, Sherborne, DT9

Approximate Area = 802 sq ft / 74.5 sq m
Garage = 173 sq ft / 16 sq m
Total = 975 sq ft / 90.5 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: 1527618



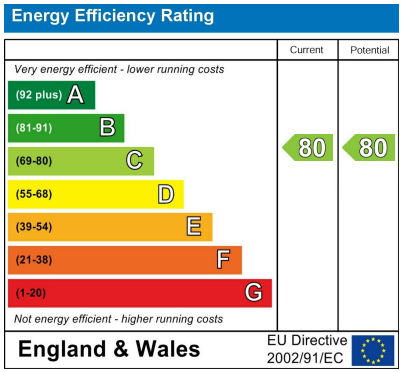
Directions

Viewings

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

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