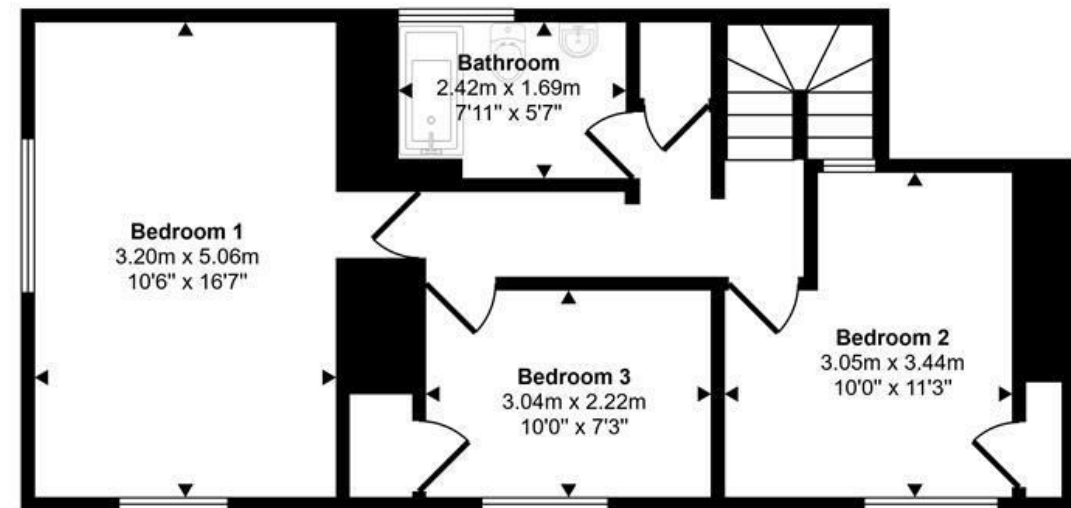


Ground Floor  
Approx 51 sq m / 544 sq ft



First Floor  
Approx 52 sq m / 560 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Restways  
High Street  
Gillingham  
Dorset  
SP8 4AA

t. 01747 824 547  
gillingham@mortonnew.co.uk  
www.mortonnew.co.uk

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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



North Street  
Milborne Port

Asking Price  
£325,000

\*\*\* MOTIVATED VENDORS \*\*\* PARKING \*\*\* GARDEN \*\*\*\* VILLAGE LOCATION \*\*\* An enchanting semi detached period cottage with three good sized bedrooms, large reception room with plenty of character and situated just a short walk to the town centre of this popular Somerset village. Milborne Port caters well for everyday essentials with a butchers, Co-op store, fish and chip shop, doctor's surgery and pharmacy. There is also a vets, primary school, high end restaurant and public houses. Just three miles away is the historic town of Sherborne where there is a mainline railway station.

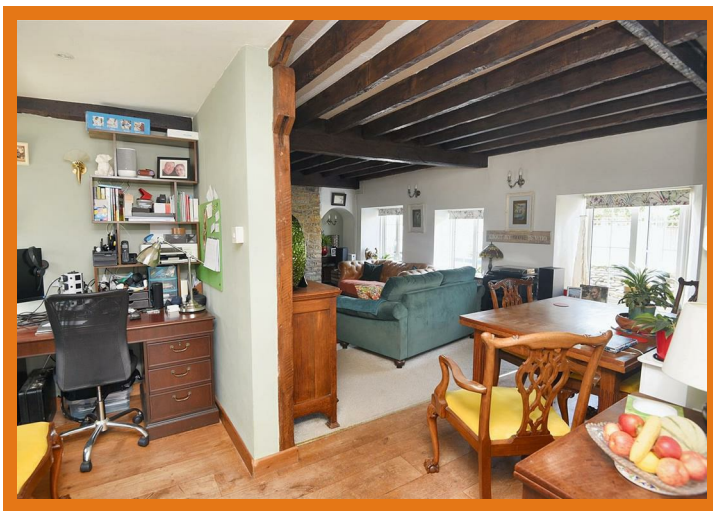
Boasting over 180 years of stories within its walls, this sympathetically extended cottage comes with all the comforts of modern day living yet still retains a warm and inviting atmosphere with its many character features. There are exposed beams and stone walls, and deep window sills all of which could whisper tales from the past. The sitting room has ample space for a table and chairs and makes an ideal entertainment area for friends or family gatherings and the fireplace adds charm and warmth on a winters evening. There is also a study area, which is perfect for those working from home or a quiet spot to catch up on some reading. The cottage-style kitchen has ample storage cupboards and the bathroom has a stylish modern suite.

Outside, the delightful garden has been imaginatively landscaped and offers a tranquil retreat for enjoying a morning coffee and has plenty of space for alfresco dining. There is a parking space for one vehicle and a large storage shed.

If you've been dreaming of owning a character cottage, this could be the perfect match for you - a charming property to call your home and a place to create new memories within its timeless wall.

On the ground floor the front door opens into the hall with a storage cupboard and opening into the kitchen. This is fitted with a range of units and has a door to the garden and to the sitting and dining room. There is a study area, plenty of room for a dining table and chairs and the seating area has a fireplace with wood burner. On the first floor there is the bathroom plus two double bedrooms and a generously sized single bedroom. Outside there is parking for one car plus a pretty garden with different areas of interest.





## The Property

### Accommodation

#### Inside

The front door opens into a welcoming entrance with large walk in panty style cupboard housing the electrics, fitted with shelves and with space for a tumble dryer or other appliance. The floor is laid to practical tiles and there is an opening into the kitchen and latch door to the sitting/dining room. This room benefits from three windows with deep sills to the front of the cottage, some original exposed beams and floorboards. There is a large stone fireplace with log burner and arched recesses to either side of the chimney breast. Stairs rise to the first floor with good sized cupboard beneath and there is an opening to the study area. The kitchen overlooks the rear garden with stable door that also opens to the garden. It is fitted with a range of country style units consisting of floor cupboards with drawers and a large dresser style unit with cupboards. There is a good amount of solid oak work surfaces with a tiled splash back and Butler style sink with a swan neck mixer

tap. The range is by separate negotiation and there is space and plumbing for a washing machine and slimline dishwasher as well as space for an American style fridge/freezer. The floor is tiled and benefits from underfloor heating.

#### First Floor

On the landing there is the boiler cupboard and doors to all rooms. The loft space is insulated, part boarded and has a drop down ladder and is fitted with a light. There are two double bedrooms plus a generously sized single bedroom. The bathroom is fitted with a suite consisting of bath with mains shower over, low level WC with dual flush facility and a vanity wash hand basin with mixer tap. The floor is laid to tiles.

#### Outside

**Parking and Garden**  
From the road a five bar timber gate opens to a gravelled drive that leads in front of the cottage to the parking space, which is located at the end of the garden. The neighbour has a right of way over the drive to their property. The garden has been attractively landscaped

for ease of maintenance and has many areas of interest as well as different seating areas that take in the position of the sun. The garden is enclosed by a picket fence with a gate that opens to the drive and enjoys good privacy. There is also a large shed and an outside tap.

### Useful Information

Energy Efficiency Rating C  
Council Tax Band C  
uPVC Double Glazing  
Gas Fired Central Heating from a Two Year Old Boiler  
Mains Drainage  
Freehold

### Directions

**From A30 Henstridge Crossroads**  
At the A30 crossroads in Henstridge continue heading towards Sherborne. At Milborne Port take the second right into North Street. The property will be found on the right hand side, just after the turning for Glovers Close. Postcode DT9 5EP

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.