

## Lower Gunville Sherborne

Asking Price  
£330,000

A charming Grade II listed detached cottage situated in the very heart of Milborne Port, offering a wonderful blend of period character and village convenience. Believed to date back centuries, this delightful home is rich in history and architectural charm, showcasing a wealth of original features that reflect its heritage. The property has been lovingly cared for by the current owners for the past 14 years and retains an abundance of character details, including an impressive inglenook fireplace, exposed ceiling and wall timbers, deep-set windows and attractive window seats that add warmth and personality throughout.

The accommodation offers a welcoming and homely atmosphere, with each room displaying individual character and a sense of timeless appeal. The inglenook fireplace forms a striking focal point to the main reception space, creating a cosy setting during the cooler months, while the traditional proportions and cottage features give the home a truly special feel that is increasingly hard to find.

Positioned within the village centre, the property enjoys immediate access to local amenities, allowing day-to-day conveniences to be reached on foot. Despite its central location, the cottage benefits from a surprisingly private and enclosed cottage-style garden to the rear, providing a peaceful retreat away from the bustle of village life. The garden complements the charm of the home beautifully and enhances its sense of seclusion.

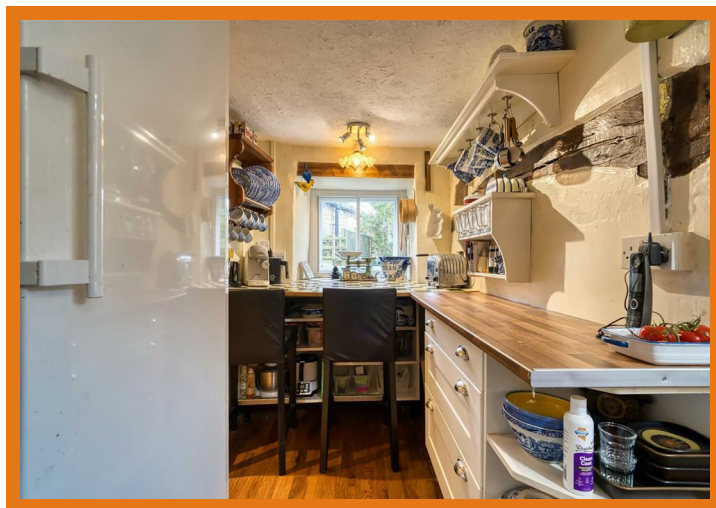
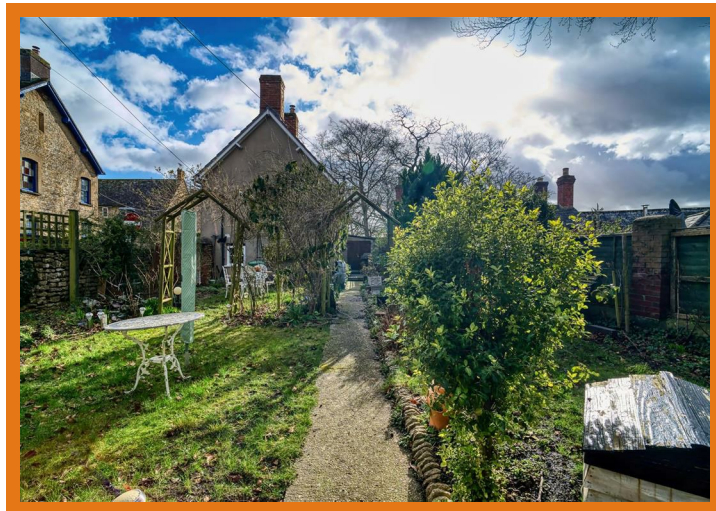
The recent installation of a new roof offers valuable peace of mind for prospective purchasers, ensuring that this historic home is well maintained and ready for its next chapter.

Altogether, this represents a rare opportunity to acquire a truly characterful period cottage in a highly desirable and well-served village setting, just three miles from the historic and picturesque town of Sherborne.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



## Accommodation

### Inside

The accommodation is arranged over two floors and offers well-balanced and inviting living space.

The sitting room is rich in character, centred around a magnificent inglenook fireplace that forms a striking focal point to the room. Exposed beams and traditional detailing enhance the cosy cottage atmosphere.

A separate dining room provides further reception space, ideal for entertaining or family meals, and continues the theme of charm and period appeal.

The traditional cottage-style kitchen overlooks the garden and features wooden units with a mix of wood, laminate and tiled work surfaces. The range cooker will remain, making this a practical and characterful heart of the home.

Upstairs, there are two bedrooms,

both enjoying attractive outlooks and period features in keeping with the age of the property. The bathroom serves the first floor accommodation.

### Outside

The enclosed cottage-style garden is a true highlight, offering a private and peaceful retreat. Laid mainly to lawn with mature shrubs and well-established planting, it provides seating areas to enjoy throughout the seasons.

There is a brick-built shed and a timber workshop, offering excellent storage and potential for hobbies or projects.

### Important information

Tenure: Freehold  
 Drainage: Mains  
 Windows: Timber secondary glazed  
 EPC Rating: Exempt (Grade II Listed)  
 Heating: Gas Fired Central Heating  
 Council Tax Band: C  
 Vendors need to find an onward purchase

### Location and Directions

Milborne Port is a historic village in Somerset, England, located just east of Sherborne and near the Dorset border. Once a thriving market town with Saxon roots, it features a mix of period architecture, including a 14th-century church (St. John the Evangelist) and several listed buildings.

The village offers a range of amenities for residents and visitors, including local shops, pubs, a primary school, a doctors' surgery, and a village hall. There are also recreational facilities such as a playing field, cricket and football clubs, and scenic walking routes through the surrounding countryside. Its close proximity to Sherborne provides easy access to additional shopping, dining, and transport links.  
 Postcode - DT9 5AP  
 What3words -  
 ///slippers.wand.loading

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.