

11 High Street, Milborne Port, Nr Sherborne, Dorset, DT9 5AG

11 High Street occupies a central position within the village on the south side of the High Street within a mixed residential and commercial area. Milborne Port is a thriving South Somerset village with an excellent range of local facilities including varied shops, butcher, post office, primary school, doctors' and veterinary surgeries, chemist, garage, library, three inns, a fine old parish church and regular bus services to local centres. The old Abbey town of Sherborne is only 3 miles away with varied shopping (including two large supermarkets), well known schools, a hospital and a main line station (London Waterloo from 2hrs. 20mins). Other centres within reach include Yeovil and Wincanton both 8 miles distant and the coast at Weymouth is approximately 30 miles. The A303, offering fast road access to the West and London via the M3, is at Wincanton.

Under the current ownership the property has undergone extensive renovation and now provides a most attractive mixed residential/commercial opportunity with a combination of High Street retail premises together with luxury family accommodation on ground and upper floors which has been renovated to a particularly high standard retaining many of the original features. To the rear of this property is the former bakery building, currently workshop/storage space with potential for residential use. The Coach House again has been extremely tastefully converted and is currently let on an assured short hold tenancy. Both residential elements of this property enjoy private courtyard gardens and extensive parking facilities. The accommodation, which has double glazing and gas fired central heating, is arranged as follows:

GROUND FLOOR

Glazed entrance door to: **SHOP** 26'6" x 12' two radiators, store room off, built-in storage unit with shelving over.

STORE ROOM 12' x 5' single drainer sink unit, water heater over, radiator, oak door to:

LOBBY part glazed door to rear, oak door to:

RECEPTION HALL/STUDY AREA 13' x 9'2" radiator, oak flooring, exposed natural stone wall panel, under stairs cupboard, recess spotlighting, stairs rising to first floor, opening to:

KITCHEN DINER/FAMILY ROOM comprising:

DINING AREA 13' x 12'3" oak flooring, double glazed patio doors to rear yard, oak corner unit.

KITCHEN AREA 18'10" x 8' fully fitted with a range of oak units comprising: inset one and a half bowl sink unit with Swan Neck mixer tap, cupboards under, corner worktop unit with cupboards under, fitted De Dietrich five ring induction hob unit with Smeg oven under and extractor hood over, breakfast bar, carousel unit, two radiators, telephone point, fitted water softener, local tiling, utility cupboard with plumbing for washing machine, and two integrated freezers.

WET ROOM 8'9" x 8'5" with plumbed shower unit, pedestal wash hand basin, low level W.C., radiator/towel rail, Glow Worm gas fired boiler providing central heating and domestic hot water, spotlight fitting, door to outside.

LIVING ROOM 17'9" x 17'3" a particularly attractive room with stone and brick open fireplace, window seat, built-in display cabinet, four wall lights, recess spotlighting, two radiators.

FIRST FLOOR

Approached from a staircase rising from the reception hall/study area to: **LANDING** radiator.

BEDROOM 1 17'10" x 10'8" plus recess, two radiators, two wall light points, two small built-in cupboards, window seat, Victorian style fireplace.

EN-SUITE SHOWER ROOM 11'6" x 7'2" luxuriously appointed with wide shower cubicle with fitted shower unit, 'his and hers' wash hand basins set into an oak vanity unit with cupboards under, low level W.C., heated towel rail, tiled floors, recessed spotlighting, built-in mirror fronted double wardrobe, window seat, twin display recesses, under floor heating.

BEDROOM 2 14' x 8'9" fireplace with beam over, radiator, window seat, built-in wardrobe, access to roof space.

FAMILY BATHROOM 19' x 8' max. with large Jacuzzi bath, pedestal wash hand basin, low level W.C., storage cupboards, radiator, built-in blanket box, recessed spotlighting, tiled floor.

BEDROOM 3 14'3" x 8'10" with sealed fireplace with beam over, radiator, dimmer switch.

BEDROOM 4 18'10" x 8'2" radiator, access to roof space, triple spotlight fitting.

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Adjoining the rear of the property are the **Former Bakery** a range of stone under asbestos **Outbuildings** comprising:

WORKSHOP 17'8" x 14'6" with built-in shelf unit, telephone point, wooden steps rising to the first floor with large **landing** with radiator.

STORE 13'9" x 18'3" radiator. Behind these buildings is a landscaped **yard area** with a lean-to **store** which overall measures some 30' x 15'.

OUTSIDE

A gated access to the side of the property leads to a useful **parking and amenities space** and gives access to the: **COACH HOUSE** as previously mentioned this has again been tastefully renovated as an independent residential unit and is built of natural stone under slate roof with sealed unit double glazing throughout and gas fired central heating, the accommodation is arranged as follows:

Wide entrance door to: **RECEPTION HALL** 14' x 5'5" oak floor, radiator, stairs rising to the first floor.

LIVING ROOM 'L' shaped 17'4" x 14'1" max., two radiators, under stairs cupboard, five wall light points.

KITCHEN/DINING ROOM 18'8" x 10' fitted with a range of units comprising double drainer sink unit with fitted Belfast sink, cupboards and drawers under, peninsula bar, complementary range of wall and floor cupboards, integrated dishwasher, refrigerator and washing machine, extractor fan, Baxi wall mounted boiler providing gas fired central heating and domestic hot water, oak flooring.

CLOAKROOM with low level W.C., wash hand basin, radiator.

On the first floor approached from a staircase rising from the hall to **LANDING** with access to roof space.

BEDROOM 1 14' x 9'3" fitted wardrobe, cupboard, radiator, fitted dressing table, two velux roof lights.

BEDROOM 2 14' x 7' with radiator, built-in wardrobe, velux roof light.

BATH/SHOWER ROOM with white suite comprising panelled bath with plumbed shower unit over, wash hand basin, low level W.C., velux roof light, shaver light/socket, heated towel rail.

OUTSIDE

A small paved / gravel **Courtyard Garden**.

SERVICES

Mains drainage, electricity, gas and water.

Gas fired central heating to radiators.

Please note: the services have not been tested by the Agents.

OUTGOINGS

House	Council Tax Band C £1,284.63 payable 2009/2010
	Rateable Value £2,325 Rates Payable £1,128
Coach House	Council Tax Band A £963.48 payable 2009/10

GUIDE PRICE £500,000 FREEHOLD FOR SALE AS A WHOLE OR IN TWO LOTS

INSPECTIONS

Strictly by appointment with the Sole Agents:

Gilyard Scarth

The Old Cycle Shop, Long Street,
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DIRECTIONS

From Sherborne proceed east along the A30 to Milborne Port. On reaching the village proceed past the garage on the right for approximately half a mile and the property will be found in the High Street on the right hand side.