



St Kilda, Long Street, Sherborne

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A handsome and beautifully presented Grade II listed, period townhouse in one of Sherborne's most attractive streets, offering light-filled and versatile accommodation arranged over three floors. Rich in original detail, St Kilda combines the charm and proportions of a traditional town house with the practicality of modern living, together with the added benefit of planning permission for a kitchen extension.

Key Features

- Period townhouse on Long Street
- Four bedrooms and two bathrooms
- Beautifully presented throughout
- Flexible, well-balanced accommodation
- Elegant sitting room and generous dining/reception room
- Kitchen/breakfast room with Aga
- Large utility room and cloakroom
- Charming enclosed rear garden with potting shed
- Planning permission granted for a kitchen extension
- Easy walk to Sherborne's schools, shops, station and leisure amenities
- No onward chain



The House

This is a particularly appealing Grade II listed Sherborne townhouse, offering bright and versatile accommodation over three floors. The house is extremely well presented, with period character and original features evident throughout.

Entered through a traditional timber front door, the hall immediately introduces the house's character, with handsome blue lias flagstones underfoot. To one side is the sitting room, a welcoming space with a window seat, shutters, picture rails and fitted shelving with cupboards below. An electric flame-effect stove provides an attractive focal point.

Across the hall lies the dining/reception room, a beautifully proportioned double-length space filled with natural light. Original shutters, coving and picture rails enhance its period charm, while the open fireplace with timber surround and granite hearth forms an elegant centrepiece. French doors open to the rear, creating an easy connection to the garden and allowing the room to work equally well for entertaining and everyday life.

A particularly valuable feature is the generously sized utility room, fitted with a good range of storage and retaining the same attractive flagstone flooring. To the rear, the kitchen/breakfast room is naturally bright, enjoying light from two aspects and a Velux window above. Well appointed with cream units, Corian worktops, an Aga and integrated appliances, it has space for a small occasional table. The property also benefits from planning permission for a kitchen extension, offering excellent scope to enlarge and enhance this part of the house in time. There is the additional benefit of a downstairs cloakroom.

On the first floor, the principal bedroom spans the full width of the house, rich in character with two fireplaces, a window seat and fitted storage. A further double bedroom overlooks the rear garden, while the family bathroom and separate shower room serve this floor.

On the second floor are two further double bedrooms, each with dormer windows, exposed beams and deep storage cupboards, providing flexibility for guest accommodation, study space or family use.





Outside

To the rear lies a charming enclosed terraced garden, thoughtfully arranged, with well-stocked brick-edged flower beds. Mature shrubs, climbers and herbaceous planting provide colour and interest through the seasons, while a delightful stone potting shed adds further appeal.

While there is no private parking, there is on-street parking outside the house, with residents' permits available nearby.

Location

St Kilda lies towards the eastern end of Long Street, one of Sherborne's most prominent addresses. The position is exceptionally convenient, placing the town centre, railway station and many of Sherborne's excellent amenities within easy walking distance, whilst also allowing swift access to surrounding green spaces and countryside.

Sherborne is widely regarded as one of Dorset's finest market towns, celebrated for its beautiful Abbey, historic architecture and strong sense of community. The town offers an excellent range of independent shops, boutiques, cafés, restaurants and supermarkets, together with a lively cultural calendar.

The town is particularly well known for its outstanding selection of schools both in the private and independent sectors, including Sherborne School, Sherborne Girls, Sherborne Preparatory School and The Gryphon, making it especially attractive to families. There is also a superb range of sports and leisure facilities, including golf, tennis, rugby, cricket and a leisure centre, alongside numerous clubs and societies.

Communications are excellent, with a mainline rail service from Sherborne to London Waterloo, and the A303 within easy reach, linking to the M3 for onward travel to London and the South East. The Jurassic Coast is also within convenient driving distance.

In Summary

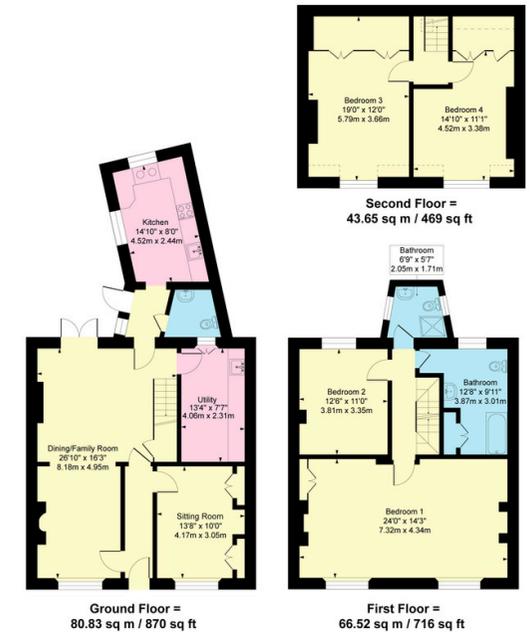
St Kilda is an elegant and highly appealing period townhouse in one of Sherborne's most sought-after settings. Combining character, flexibility and practicality, with charming outside space and the added benefit of planning permission for a kitchen extension, it offers a rare opportunity to enjoy refined town living in this exceptional Dorset market town.





Long Street, Sherborne, Dorset, DT9

Approximate Gross Internal Area = 191.00 sq m / 2,055 sq ft



All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purpose.



Services

Mains water, electricity, gas

Directions

Postcode: DT9 3DD

what3words: ///vertical.footpath.brain

Property Information

Tenure: Freehold

Local Authority: Dorset

Council Tax Band E

VIEWINGS BY APPOINTMENT

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