



Readers Cottage, Goathill, Nr Sherborne, Dorset



An enchanting, thatched cottage in a private setting with views across lush, unspoilt countryside.

Summary of accommodation

Ground Floor - Porch | Entrance hall | Sitting room | Snug | Dining room | Study
Kitchen/garden room | Laundry room | Cloakroom | Rear porch

First Floor - Principal bedroom with adjacent dressing room & ensuite shower room | Two further double bedrooms | Family bath & shower room

Garden and grounds - Parking | Double garage block incorporating first floor guest apartment & veranda | Summerhouse | Workshop with lean-to log store
Two garden stores | Two greenhouses | Bin store | Garden | Vegetable garden

In all approximately 0.75 acre

Distances

Milborne Port 1.2 miles, Sherborne town centre & station 3.7 miles (Waterloo 2.25 hours), Wincanton/A303 9 miles, Yeovil 10 miles, Castle Cary station 15 miles (Paddington 90 minutes), Dorchester 20 miles, Taunton (J25) M5 33 miles
Bristol Airport 42 miles.
(Distances and time approximate).



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0.75
acre

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Location

Readers Cottage is situated off a peaceful country lane and overlooks the land of the Sherborne Castle Estate. The nearby village of Milborne Port has excellent amenities including a church, primary school, GP surgery, village hall, two pubs, two restaurants (one incorporating a takeaway fish & chip shop), garage/post office and several shops including a Co-op convenience store, newsagent, chemist, butcher. The Abbey town of Sherborne can meet most day-to-day needs with a wide range of shops including a Waitrose supermarket and local businesses including dental and veterinary surgeries. Sherborne also has a train service to Waterloo (2.25 hours) and there is a service to Paddington (90 minutes) from Castle Cary. Other transport links include Bournemouth, Bristol and Exeter Airports, which are all easily accessible and the A30, which passes through Milborne Port. Sherborne and the wider local area have a wide selection of popular schools to choose from. The Gryphon School (state secondary) and three independent schools are in the town itself, whilst Leweston, Hazlegrove, the Bruton Schools, Hanford and Port Regis are all within a 12 mile radius.

Readers Cottage

Set on a hillside in the lee of mature woodland. Readers Cottage is a gorgeous example of an 18th century Dorset farm worker's cottage. From its elevated position off a little used country lane, the cottage looks out across an idyllic rural landscape that extends to the steep, partly wooded flank of Coach Hill on the Sherborne Castle Estate. Local folklore has it that the cottage got its name as the home of the only person in the community who could read. Originally it had just two rooms downstairs and two upstairs and by 1980 was in a parlous state close to dereliction. It then underwent a complete transformation into a charming and much larger residence and has been the much loved home of its present owner ever since. It is not listed and is built of local, pale honey-coloured stone under a thatched roof, with all its more recent elements perfectly matching the original cottage. The cottage faces south-west and has good ceiling heights although it still has some of low doorways in the older part. The cottage has five reception rooms including a sitting room with an inglenook fireplace, a study with a corner window that provides a fabulous and very distracting view of the surrounding countryside and a good-sized dining room with a vaulted ceiling. The combined kitchen and dining room has room for both seating and dining areas plus bi-fold doors that open to the terrace and garden, whilst the kitchen is fitted with bespoke, painted timber units under granite work surfaces. Upstairs there are three double bedrooms and two bath/shower rooms. The principal bedroom has an adjacent dressing room and ensuite shower room and is accessible via its own staircase and galleried landing. The other two bedrooms and family bath and shower room are in a separate part of the cottage and there are built-in cupboards in abundance.







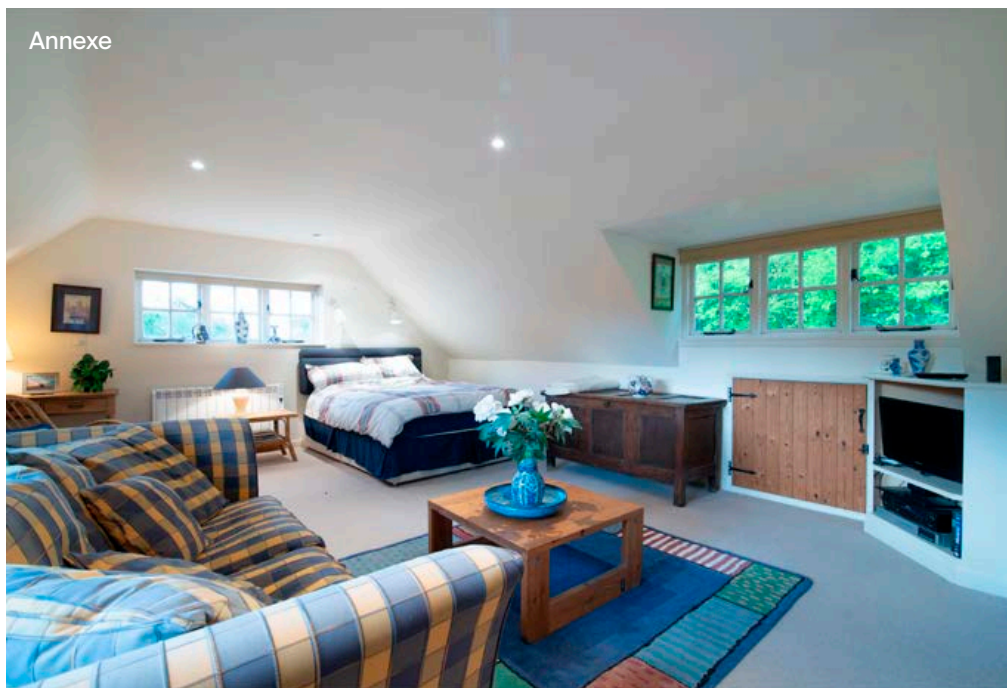
Outbuildings & Garden

The higher entrance to Readers Cottage leads to a parking area in front of the cottage. The lower one opens onto an additional parking area fronting an impressive timber-clad garage block, which incorporates a double garage, side verandah overlooking the lower lawn and a self-contained, first floor guest apartment containing a living room/bedroom, kitchen and ensuite shower room. The garden is an absolute delight and compliments the cottage perfectly. It is testament to vision and a love of beauty and consists of a series of terraced lawns fringed by low, mature hedging and borders. These are planted with a sumptuous variety of roses and herbaceous perennials that provide a palette of colour throughout the growing season. Blended within the garden are a handful of paved areas looking out onto the view, the most special of which fronts onto the summerhouse at the top of the garden. Also within the garden are a workshop with lean-to log store, two garden stores, two greenhouses and a bin store. Also at the top of the garden is a compact vegetable garden. The lower lawn can accommodate a modest marquee.





Garage/Annexe



Annexe



Property Information

Tenure: Freehold.

Services: Mains water & electricity. Private drainage. Oil-fired central heating. Bottled gas.

Local Authority & Council Tax Band: Dorset Council (www.dorsetcouncil.gov.uk). Tax Band F.

Directions (Postcode DT9 5JD)

what3words///acquaint.blotches.conquests

Travel east from Sherborne along the A30 for about two miles to the village of Milborne Port. On reaching the village, turn right onto Goathill Road just after the Texaco garage. After just over a mile turn left to stay on Goathill Road. The second driveway entrance to the property (the entrance nearest the house) will be found on the right after about 120 yards.

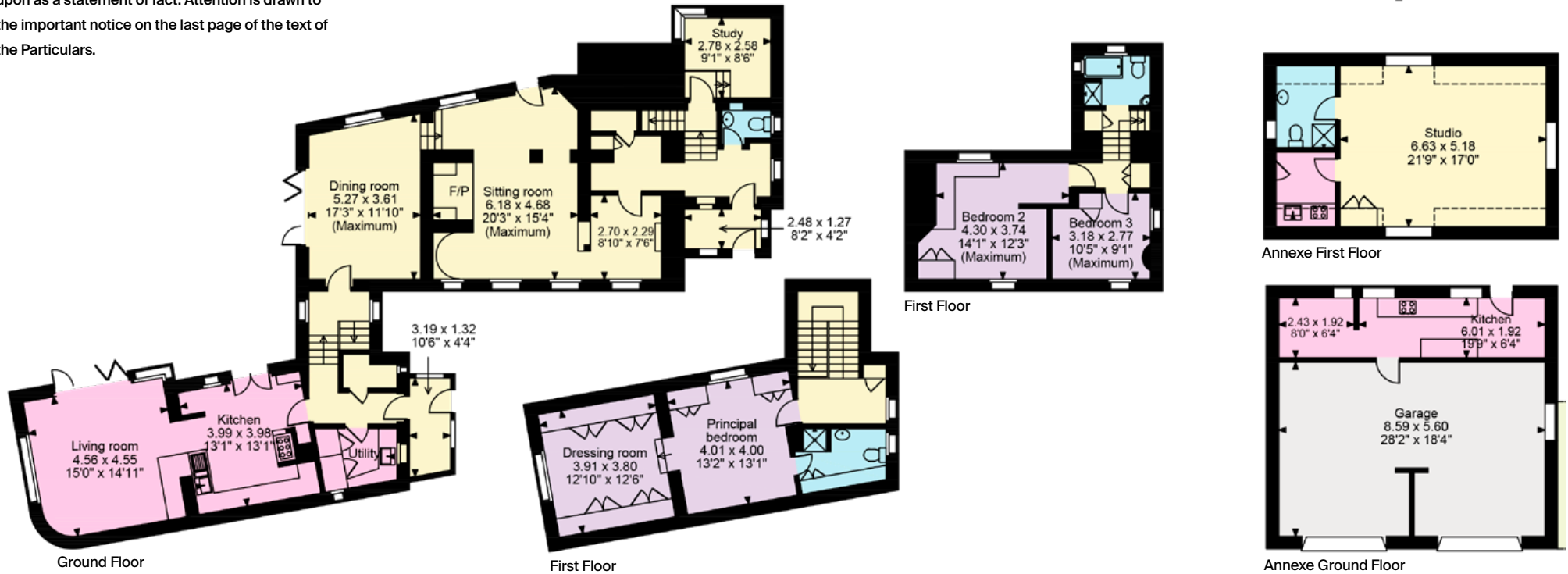
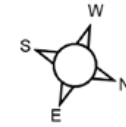
Approximate Gross Internal Floor Area

Main House: 223 sq.m / 2,397 sq.ft

Garage: 48 sq.m / 518 sq.ft

Annexe: 53 sq.m / 573 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated May 2023.

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