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Abbey Close, Sherborne, Dorset

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Abbey Close
Sherborne
Dorset
DT9 3LQ

A unique opportunity to acquire a charming one-bedroom natural stone period cottage in a highly sought-after Sherborne location, offering exceptional character and exciting renovation potential. Requiring the installation of a kitchen and bathroom, the property provides a blank canvas to create a unique home, featuring a courtyard garden and delightful period features throughout.

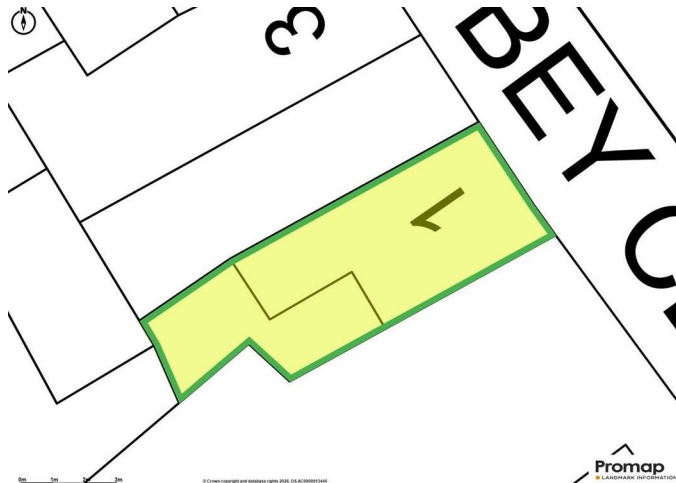


- Grade II Listed one bedroom period cottage
- In need of updating and making habitable
- Overlooking the historic Sherborne Abbey
 - Character features throughout
- Situated within the heart of Sherborne
 - Courtyard garden
 - No onward chain

Guide Price **£225,000**

Freehold

Sherborne Sales
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THE DWELLING

Occupying an enviable position within one of Sherborne's most picturesque and sought-after locations, this charming one bedroom natural stone period cottage beautifully reflects the town's rich architectural heritage. Nestled within a quiet and characterful street, the property enjoys an abundance of kerb appeal, with its mellow stone elevations, traditional timber windows and stone tile roof creating a quintessential Dorset cottage.

Currently not fitted as a habitable dwelling, the property offers an exciting opportunity for renovation and personalisation. Requiring the installation of a kitchen and bathroom, it provides a blank canvas for buyers looking to create a unique property. With its character, location and potential, this is a rare opportunity to restore and transform a charming period cottage in the heart of Sherborne.

ACCOMMODATION

The ground floor comprises a reception room brimming with character, featuring an attractive open fireplace and a charming window seat. An adjoining room offers excellent potential to be converted into a kitchen and benefits from a door leading directly onto the rear courtyard.

To the first floor is a well-proportioned bedroom with space to accommodate a double bed. Adjacent to the bedroom is a separate WC, which is currently not fitted with washing facilities. This space offers scope to be converted into a fully functioning bathroom, completing the property's transformation into a comfortable one bedroom dwelling.

GARDEN

To the rear of the property is a charming walled courtyard garden, providing a private outdoor space with excellent potential for al fresco dining.

SITUATION

The property occupies a particularly attractive position in Abbey Close, a quiet and historic lane lying adjacent to Sherborne Abbey in the heart of the town. Sherborne is a thriving and highly regarded market town, renowned for its beautiful architecture, excellent range of independent shops, cafés, restaurants and everyday amenities.

The town offers a Waitrose supermarket, a range of medical facilities, leisure centre and mainline railway station with regular services to London Waterloo and Exeter. Sherborne is also well known for its excellent educational provision, including both state and independent schools, notably Sherborne School, Sherborne Girls, The Gryphon School and Leweston School.

The surrounding Dorset countryside provides a wealth of walking and riding opportunities, whilst the nearby A30 and A303 offer convenient road links to the South West and London. The Jurassic Coast, a UNESCO World Heritage Site, lies within easy driving distance, together with the county towns of Dorchester and Yeovil.

This central location combines the convenience of town living with the character and tranquillity of one of Sherborne's most historic settings, with the Abbey, its gardens and the town's amenities all within a short walk.

MATERIAL INFORMATION

Mains electric, water and drainage.

Electric room heaters.

Broadband - Superfast broadband is available.

Mobile phone connection is available at the property for further information please see - <https://www.ofcom.org.uk>

Dorset Council

Council Tax Band: D

The property holds a Grade II Listed status and is situated within a conservation area.

Due to the lack of bathroom and kitchen there will be lending implications on the property.

DIRECTIONS

What3words - [///mutual.lend.dynasties](#)



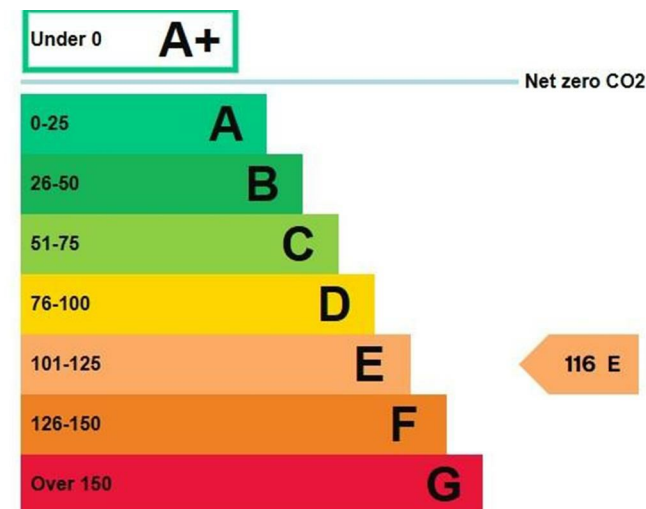
Abbey Close, Sherborne

Approximate Area = 455 sq ft / 42.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1482287



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