



## 2 Manor House Stables, Newland, Sherborne, Dorset, DT9 3JG

Charming Grade II listed cottage, offering three bedrooms, en suite, and off road parking, in a quiet yet convenient location.



- Tucked away location
- Well fitted modern kitchen
- Courtyard Garden

- Walking distance to Town Centre
- Garden Room
- Two off road parking spaces

£1,400 Per Month

This exquisite three-bedroom semi-detached residence built of stone under a tiled roof is a former converted stable block that seamlessly blends historic charm with modern comforts.

The ground floor welcomes you with an inviting entrance hall leading to both the sitting/dining room, the kitchen and cloakroom. The sitting room enjoys dual aspect, with a feature gas fireplace and French doors leading out to the garden. A well-appointed fitted kitchen is designed for both functionality and style, with soft close wall, base and drawer units, integrated gas hob and an electric, eye level, double oven. The kitchen provides ample storage, with a window looking to the front and a door leading into the pretty garden room which also benefits from built in storage and a sunny outlook over the walled garden.

Upstairs three well-proportioned bedrooms, with the master bedroom boasting an en-suite bathroom for added privacy and convenience, and built in wardrobes in bedrooms one and two. The bathroom has been fitted with a tasteful white suite.

The rent is exclusive of the following utility bills water, gas, council tax and electric. There is mobile coverage in the area, please refer to Ofcom's website for more details. As stated on the Ofcom website Ultrafast broadband is available to the area via Openreach or Gigaclear. As stated on the GOV.UK website there is a very low risk of flooding. The property has gas central heating and will be let unfurnished.

Available mid July 2026

Rent: - £1400 per calendar month / £323 per week

Holding Deposit - £323

Security Deposit - £1615

Council Tax Band - F

EPC Band - C

No deposit option available via Reposit



## OUTSIDE

Delight in the west-facing, walled courtyard garden which adds a touch of seclusion, creating a peaceful outdoor retreat.

The property also benefits from two off road parking spaces, tucked to the side of the property, with access to the garden via a pedestrian gate.

## SITUATION

Tucked away in a peaceful location, this property offers a serene retreat while conveniently being just a stone's throw away from Sherborne's main shopping street and amenities.

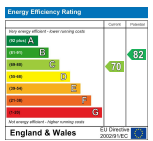
Sherborne offers a wide range of shops, local businesses and facilities including a Waitrose supermarket. Other towns within driving distance include the regional centre of Yeovil (5.5 miles) and the county town of Dorchester (18 miles).

Sherborne also has an excellent range of schools with two primary schools within the town, both feeding to The Gryphon School for secondary education. Private schools in the area include the Sherborne schools, Leweston, Hazelgrove and the Bruton schools. Sherborne has a regular mainline service to Waterloo taking about 2.5 hours and there is a fast train service from Castle Cary (12 miles) to Paddington, which takes about 90 minutes. Bournemouth, Bristol and Exeter Airports are all easily accessible.

## DIRECTIONS

[what3words///hobbyists.roadmap.ducks](https://www.what3words.com/what3words///hobbyists.roadmap.ducks)

From the top of Cheap Street turn left onto Newland, passing Waitrose on the right, take the next left after The Manor House, into the drive leading to Manor Court. Take a left at the cherry tree and Manor House Stables will be found immediately in front of you.



Sherborne/KM/15.06.26



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