



Bakery Cottage, Kings Stag, Sturminster Newton

This charming property, situated in the highly desirable village of King Stag, offers spacious accommodation throughout. Boasting a large garden, ample off-road parking, and various outbuildings.

Guide Price
£445,000
Freehold

Symonds & Sampson
ESTABLISHED 1858

Bakery Cottage, Kings Stag, Sturminster Newton, DT10 2AY

- Three bedroom
- No onward chain
- In need of improvements throughout with plenty of scope
 - Large garden
- Outbuildings and workshop
- Ample off road parking

Viewing strictly by appointment
Symonds & Sampson
01935 814488





Nestled in the desirable village of King Stag, this cottage exudes charm and presents an exciting opportunity for renovation and modernisation. The property offers a collection of outbuildings, a large garden, and a generous driveway.

Accommodation

Upon entering the property you are greeted by a spacious hallway which provides access to the stairway with a convenient under stair cupboard for storage. Adjacent to the stairway, the cloakroom is complete with a WC and wash hand basin.

To the left of the hallway, the living room offers a gas fireplace, radiators and dual windows facing the side of the property.

Continuing through the hallway a well-equipped kitchen offers wall, base and drawer units as well as double sink and drainer. There is also a room for oven, along with ample room for white goods. There is also side-facing window.

Directly opposite the kitchen, the utility room offers additional wall, base, and drawer units, as well as space for white goods and has a rear-facing window.

Continuing further down the hallway, a door provides access to a patio area. Adjacent is access to the dining room which character with open beams and a gas fireplace. This room offer dual aspect windows facing the front and side. Additionally, a door provides access to the conservatory which also has a door leading to the patio area.

Ascending to the first floor, the landing has access to the loft and all principal rooms.

The master bedroom features a side-facing window and a radiator.

Bedroom two is adorned with a side-facing window, radiator and fitted wardrobes with a dressing table nestled between.

Bedroom three offers rear-facing window and a radiator.

The bathroom offers a WC, wash hand basin and a shower. Additionally, there is an airing cupboard with shelving and a front facing window.

Outside

To the side of the property there is an enclosed patio area, from here the pathway extends along the rear of the property providing access to the oil tank.

A spacious driveway area stretches from the patio, providing ample parking space as well as access the carport, single garage, and workshop. The workshop is equipped with light and power.

Beyond the driveway is an area laid to lawn which is adorned with mature trees, level flower bed and a vegetable patch. Several outbuildings including a greenhouse are located within this area.

Services

Mains electric, drainage and water
 Oil central heating
 Dorset County Council – www.dorsetcouncil.gov.uk
 Council Tax Band – E
 EPC - F

Superfast broadband is available in the area
 Mobile phone coverage is available inside and outside
 Source Ofcom - ofcom.org.uk

Situation

King Stag is a sought after village which offers a petrol station with a shop, a pub and coffee shop.

The village is located 6 miles to the south of Sherborne where there is 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.

Agents note

Access to the private driveway is facilitated through a shared driveway. Responsibility of the driveway is shared with the neighbouring property, this means sharing costs for any maintenance needed.

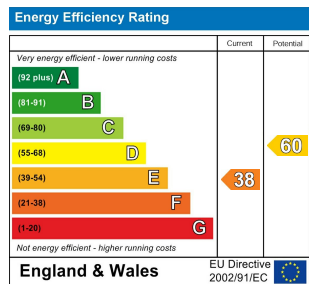
The hallway, living room, and dining room flooded in 2021. Preventative work has been carried out to the property including new drains, the previously open void has been filled, and vents have been filled. The internal property damage was repaired accordingly.

Low risk of surface water, river and sea flooding. Ground water and reservoir flooding is unlikely in this area.

Source - www.gov.uk/check-long-term-flood-risk

Directions

From Sherborne take the A352 then turn left onto the A3030 signed Sturminster Newton. After approximately 2 miles take the right hand turning signposted Holwell. Follow this road down into the valley, crossing the stream and continue into the village. Follow this road to King Stag, at the junction turn left passing the pub - the property is located shortly after and can be located by a Symonds and Sampson board. What3word - [///prosper.decanter.swatting](https://www.what3words.com/prosper.decanter.swatting)



Sherb/AW/0324

Kings Stag, Sturminster Newton

Approximate Area = 1663 sq ft / 154.5 sq m (excludes carport)

Limited Use Area(s) = 35 sq ft / 3.3 sq m

Workshop = 272 sq ft / 25.2 sq m

Garage = 146 sq ft / 13.6 sq m

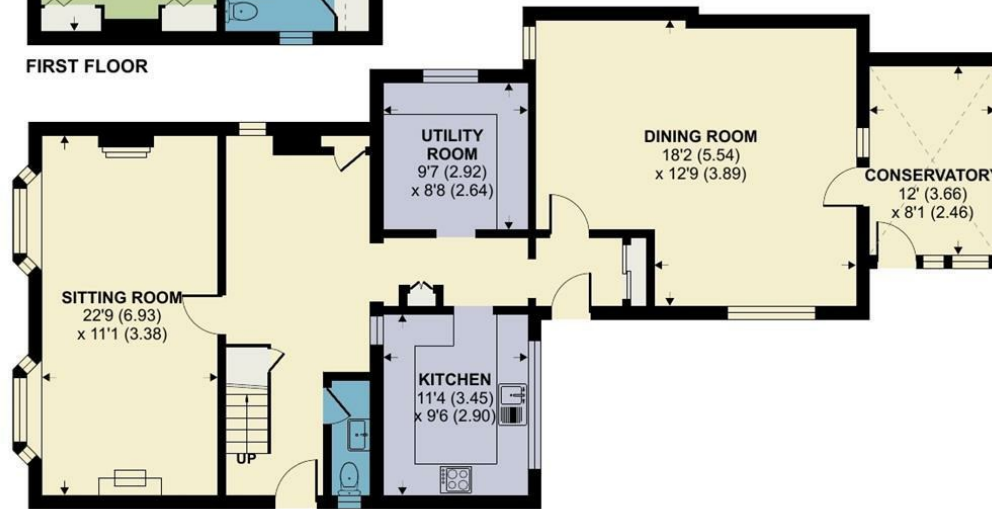
Total = 2116 sq ft / 196.6 sq m

For identification only - Not to scale

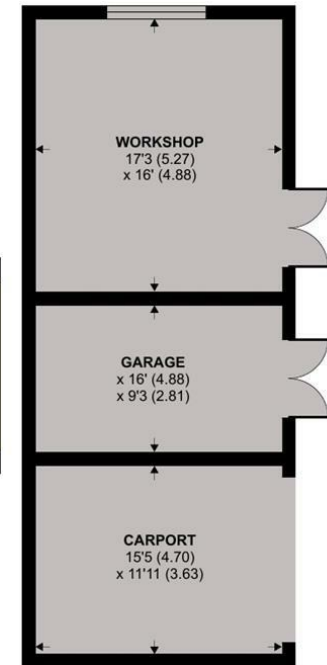
Denotes restricted head height



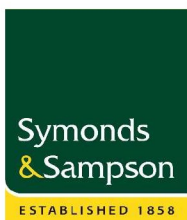
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1102850



01935 814488
 4 Abbey Corner Half Moon Street
 Sherborne
 Dorset
 DT9 3LN

sherborne@symondsandsampson.co.uk

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