

Rolfe East



Ring Street, Stalbridge, DT10 2LZ

Guide Price £235,000

- VERY PRETTY GRADE II LISTED CHARACTER NATURAL STONE DOUBLE-FRONTED COTTAGE.
- EXPOSED BEAMS, INGLENOOK FIREPLACE, WINDOW SEATS, NATURAL STONE ELEVATIONS.
- LARGE MAIN RECEPTION ROOM IDEAL FOR ENTERTAINING.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.
- SITUATED IN HISTORIC TOWN CENTRE.
- ELECTRIC NIGHT STORAGE HEATING AND SECONDARY DOUBLE GLAZING.
- LARGE LOFT PROVIDING POTENTIAL FOR CONVERSION (subject to planning permission).
- PRIVATE LEVEL REAR GARDEN ENCLOSED BY NATURAL STONE WALLS.
- BEAUTIFULLY RENOVATED TO A SYMPATHETIC LEVEL.
- EXCELLENT TOWN CENTRE AMENITIES ON THE DOORSTEP - DORSET'S SMALLEST TOWN!

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Candlestick Cottage, 3 Ring Street, Stalbridge DT10 2LZ

'Candlestick Cottage' is a beautifully presented, double-fronted, mid-terrace, natural stone, period, Grade II listed character cottage situated in the pretty heart of this sought-after Dorset town with excellent amenities on the doorstep. The property has been the subject of extensive improvement throughout and yet sympathetically retains many character features including an Inglenook fireplace with cast iron log burning stove, window seats, exposed beams and natural stone internal elevations. The cottage enjoys a level rear garden enclosed by attractive natural stone walls and offering excellent privacy. The rear garden boasts a sunny easterly aspect. There is free street parking nearby. There are lovely countryside and town centre walks from nearby the front door – ideal as you do not need to put the dogs or the children in the car! The main house offers bright, deceptively spacious accommodation and is heated by electric night storage heaters, a cast iron log burning stoves and also benefits from secondary double glazing and some uPVC double glazing. The accommodation boasts excellent levels of natural light from a sunny west-to-east aspect and comprises entrance porch, large sitting room / dining room and open-plan kitchen / breakfast room. Stairs rise from the dining room area to a first-floor landing area, two generous double bedrooms and a family bathroom. There is a large loft storage area offering potential for a loft conversion (subject to the necessary planning permission). Stalbridge is Dorset's smallest town and offers a selection of good pubs, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station. The town proudly boasts Dikes, a family run, independent superstore, deli and café, which is a short walk away and convenient for a wide range of good quality supplies.



Council Tax Band: B



It is a short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Front door leads to entrance hall.

ENTRANCE HALL – 4'9 Maximum x 3'8 Maximum
Door leads to main reception room.

MAIN RECEPTION ROOM – 21'6 Maximum x 12'5 Maximum
A beautifully proportioned main reception room with two period multi-pane windows to the front both with window seats, fitted secondary glazing, Inglenook feature fireplace with natural stone surrounds, paved hearth, cast iron log burning stove, shelved alcove, TV aerial attachment, exposed natural internal stone elevations, night storage heating, oak effect flooring. This room is split into two areas - sitting room area and dining room area. Latch cottage door leads from the main reception room to breakfast room / second reception room.

BREAKFAST ROOM / SECOND RECEPTION ROOM – 10'10 Maximum x 7'2 Maximum
uPVC double glazed door leads to the rear garden, uPVC double glazed window to the rear, electric night storage heater, oak effect

lamine flooring, fitted dresser unit with solid oak work surface, integrated fridge and freezer under, wall mounted cupboards, wall mounted wine rack, cottage latch door gives access to stairwell, further latch door leads to understairs storage cupboard, entrance from the second reception / breakfast room leads the kitchen providing a full through-measurement of 22'3 Maximum.

KITCHEN – 7'8 Maximum x 7'9 Maximum
A range of Shaker-style panelled kitchen units comprising oak work surface and surrounds, inset ceramic one and a half sink bowl with mixer tap over, inset electric hob with stainless-steel electric oven under, a range of drawers and cupboards under, integrated washing machine, integrated dishwasher, a range of matching wall mounted cupboards, wall mounted stainless-steel cooker hood extractor fan, feature glass splashback, uPVC double glazed window overlooks the rear garden, oak effect flooring.

Cottage latch door from reception two / breakfast room gives access to stairwell raising to the first-floor.

FIRST-FLOOR LANDING – 8'0 Maximum x 8'0 Maximum
uPVC double glazed window to the rear boasting an easterly aspect, electric night storage heater, exposed pine floorboards, ceiling hatch to loft storage space, door from the landing leads to airing cupboard housing lagged hot water cylinder and immersion heater, slatted shelving, pumps for shower. Doors lead off the landing to the first-floor rooms.

BEDROOM ONE – 13'2 Maximum x 10'3 Maximum
A generous double bedroom, multi- pane period window to the front, secondary glazing, window seat, exposed pine floorboards, electric night storage heater, doors lead to fitted wardrobe cupboard space.

BEDROOM TWO – 7'9 Maximum x 10'4 Maximum

A generous second bedroom, multi-pane window to the front, secondary glazing, electric night storage heater, exposed pine floorboards.

FIRST-FLOOR FAMILY SHOWER ROOM – 10'2 Maximum x 4'7 Maximum

A period style white suite comprising low level WC, pedestal wash basin, walk-in double size glazed shower cubicle with wall mounted mains shower and ceiling mounted shower over, decorative tiling to splash prone areas, uPVC double glazed window to the rear, ceramic floor tiles, chrome heated towel rail, inset feature ceiling lighting.

OUTSIDE

The main garden is situated at the rear of the property,

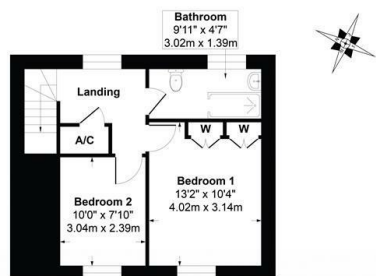
REAR GARDEN – 27' in depth x 14'8 in width

The garden is enclosed by attractive natural stone walls and boasts a sunny easterly aspect, paved patio seating area with outside light and outside tap, a variety of natural stone flowerbeds and borders enjoying a selection of mature plants, shrubs and trees, timber log store, natural stone outbuilding.

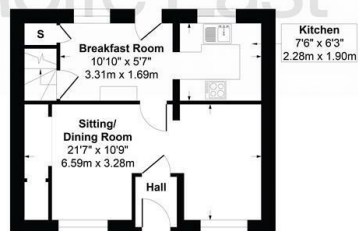




Ring Street, Stalbridge, Dorset, DT10



First Floor
Approximate Floor Area
393 sq.ft
(36.53 sq.m)



Ground Floor
Approximate Floor Area
393 sq.ft
(36.53 sq.m)

Approximate Gross Internal Floor Area 786 sq. ft / 73.06 sq. m

© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. While every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 