



1 THE RING

STURMINSTER NEWTON, DT10 2NG

£160,000
FREEHOLD

**** For sale by online auction ** Pre-Auction offers considered ****, this property offers a fantastic opportunity to buy a wonderful historic building and create a lovely home in the heart of the popular village of Stalbridge. With many character features and large flexible accommodation, the house, which has clearly been a much loved family home in times past, has all the potential to become one again. THE HOUSE REALLY SHOULD BE VIEWED TO BE FULLY APPRECIATED



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Property Description

Sitting close to the centre of the village and overlooking the Village Green, the house, believed to date back to the mid 18th century, contains many original features, including a large Inglenook Fireplace, exposed Brickwork and original beams. The house is in need of complete renovation as reflected by the price and offers a huge potential to make a wonderful home. Presently the house has a large lounge area to the front and a large kitchen diner on the ground floor, where there is also a separate WC, on the first floor is a large bedroom with a dressing room and a bathroom, stairs lead up to the second floor where there are a further two bedrooms and a shower room. (it should be noted that there is a small flying freehold, with one of the second floor bedrooms passing above the neighbouring property).

Outside

Immediately to the rear of the house there is a small terrace with a right of way leading to a workshop which has power and light as well as plumbing, there is a further area of garden reached via a shared pathway as well as 3 small sheds. Access to the rear of the property is available via side gates.

The Area

Stalbridge has a good range of amenities, including a good range of independent shops and a well used independent supermarket, renowned in the area. There is also a church, a primary school and two

pubs. The area is well known for the range of fee paying schools at both primary and secondary age groups and a wider range of amenities can be found in Yeovil, Sherborne and Sturminster Newton, all within a short distance by car.

Outdoor activities abound with a wide range of walks, both countryside and riverside, fishing on Dorset's beautiful rivers, there are also many shoots locally and the World Famous Jurassic Coast is within striking distance by car where you will find a wide range of water sports available including all that the Portland Sailing Academy has to offer.

Auction T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms &



conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

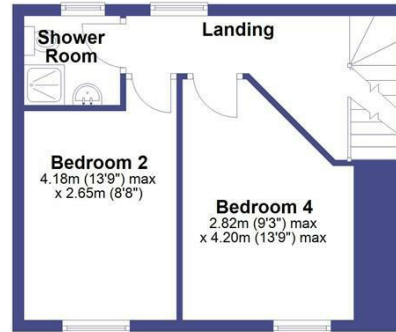
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Ground Floor



First Floor



Second Floor



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersstateagents.co.uk
www.chaffersstateagents.co.uk

