



HILL TOP CHURCH HILL

STURMINSTER NEWTON, DT10 2LR

£299,000
FREEHOLD

This Beautifully presented, Three Bedroom, end of Terrace Edwardian Cottage is located just a short stroll away from the centre of England's smallest town where you will find a traditional high street boasting independent shops and pubs, a church and a popular primary school. Unusually for Church Hill the house has parking for two vehicles available adjacent to the property. This lovely cottage would suit many buyers, from a young couple just starting out, to those looking for a base from which to explore all that Dorset has to offer. With character and period features throughout, the house has been sympathetically modernised and provides for all the comforts and needs of modern life.



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- Great First Time Buy • Beautifully Presented • Period Features Throughout • Short Walk To Amenities & School • Parking Available • Large Kitchen Diner • Lovely Edwardian Cottage • Pretty Little Cottage Garden



Accommodation

On entering the front door, into a surprisingly generous entrance hall, you will be immediately struck by the feeling of being in a warm and welcoming home. From the hall you will find stairs leading up to the first floor and doors to both the large kitchen/diner, with double aspect windows and the lounge which has a feature fireplace as its' focal point, and three arched windows which allow natural light to flood the room, in addition on the ground floor, there is a utility room. From the entrance hall, a return staircase with a window to the side of the house, leads up to the landing area with a front aspect window and doors leading to all three bedrooms and the family bathroom.

The house is beautifully presented and is ready to move in, period features blend seamlessly with modern décor and utilities, nowhere is this more evident than in the large kitchen diner where there are exposed wooden floorboards, an exposed wooden beam and an old range stove mixed in amongst the modern fitted kitchen units and electric Range Cooker.

On the first floor the I-shaped landing hall provides access to all three bedrooms and the modern family bathroom, the larger master bedroom has the added benefit of having two large windows to the side of the property facing East, perfect to capture the morning light.

Outside

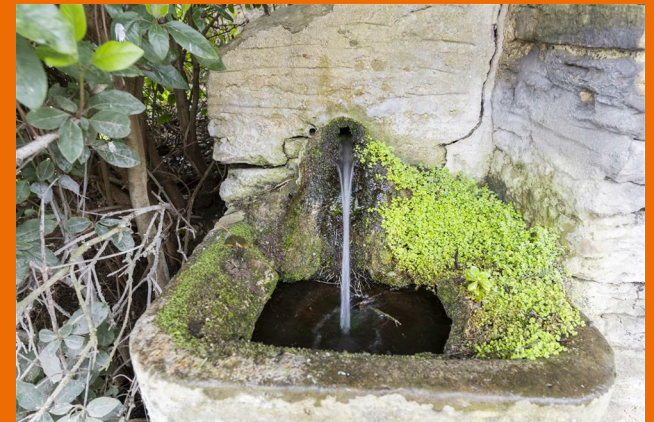
Accessed via a door from the utility room or from a wrought iron gate to the rear of the property there is a small and attractive, courtyard, cottage garden with shrubs and flowers in a raised bed and room for a small table and chairs, there is further a small store/shed and a larger shed/workshop, with power and light. Whilst not a part of the property, there is room to park two vehicles adjacent to the property.

The Area

Stalbridge, a market town dating back to Saxon times, is Dorset's smallest town. Close to the border with Somerset the town is surrounded by beautiful countryside, with excellent access to many walks which take in a variety of Dorset environments, including river, vale and hillside. The town itself, boasts a busy high street, where you will find a healthy variety of independent businesses, including shops, butchers, florists, cafes, pubs and hairdressers, there is further a popular family run supermarket. The town has an excellent community feel and further boasts a well attended primary school, a church and a petrol station. The nearest railway station is some three miles away at Templecombe, providing links to London and the West Country, road links are also good, with excellent access to connecting roads to the rest of Dorset and beyond, with the world famous Jurassic Coast being less than an hour away by car.

Although Stalbridge has been developed in recent years, it still has a timeless character and charm. For those who like small towns, Stalbridge is an ideal and peaceful centre from which to explore the surrounding area, and with excellent road and rail links to the A30 at Henstridge and the A303 at Wincanton as well as the mainline Station at nearby Templecombe, both London and The west Country are all easily accessed.

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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band C

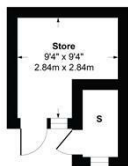
Viewings – By Appointment Only

Floor Area – 1194.00 sq ft

Tenure – Freehold



Church Hill, Stallbridge. Dorset, DT10



Store
Approximate Floor Area
99 sq. ft
(9.16 sq. m)



Ground Floor
Approximate Floor Area
547 sq. ft
(50.80 sq. m)

First Floor
Approximate Floor Area
548 sq. ft
(50.94 sq. m)

Approximate Gross Internal Floor Area 1,194 sq. ft / 110.90 sq. m
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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