

THE OLD COACH HOUSE BARROW HILL

STURMINSTER NEWTON, DT10 2QU

£350,000
FREEHOLD

A rare opportunity to purchase a property on possibly the most sought after street in the Saxon Market Town of Stalbridge. This property is brimming with character features, whilst some sympathetic improvements have been made to make the property more suited for modern living, there is still scope to put your own stamp on this wonderful house. The rooms have high ceilings and are all very good sizes while still providing a welcoming and warm feeling. With thoughtful planning off street parking for two vehicles, could simply be re-instated, using the gated entrance that still exists and extending the brick paving. Located close to the heart of the town and with all the towns amenities only a short stroll away, the house would make an ideal home for a growing family, a wonderful spot to retire to, or even a fantastic getaway for visiting this beautiful part of Dorset.



CHAFFERS
ESTATE AGENTS

THE OLD COACH HOUSE



Accommodation

The front door leads into a welcoming hallway, with stairs leading up to the first floor and doors to the galleried kitchen and the cosy family room at the front of the house with windows to the front and the side overlooking the walled garden, the room further benefits from having a fireplace as the focal point. The galleried kitchen is full of character and has both a window and a glazed door out to the garden. From the kitchen there is a further door leading into the main reception area, which is generously proportioned and has a lovely feature fireplace and more than enough room for a large dining table, archways lead into both the garden room with French doors onto the garden and a utility area. Returning to the hall we take the stairs up to the first floor where there are two large double bedrooms and a third room which presently serves as a dressing room and provides the option of a third bedroom, there is also a modern stylish fitted family bathroom and an en-suite shower room in the main bedroom.

Outside

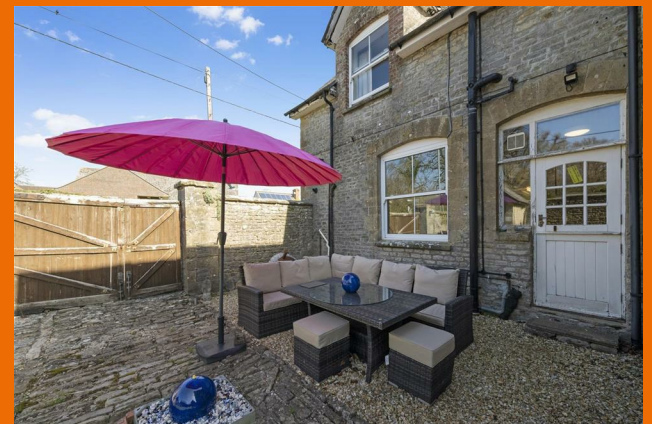
The kitchen door and the French doors from the lounge give access to a large shingled seating area, ideal for outdoor entertaining, just beyond this there are double wooden gates providing access for off road parking if required, here there are original stone cobbles leading onto a good sized lawned area, there is further a large workshop/garage with power and light and an original outhouse with a W/C.

The Area

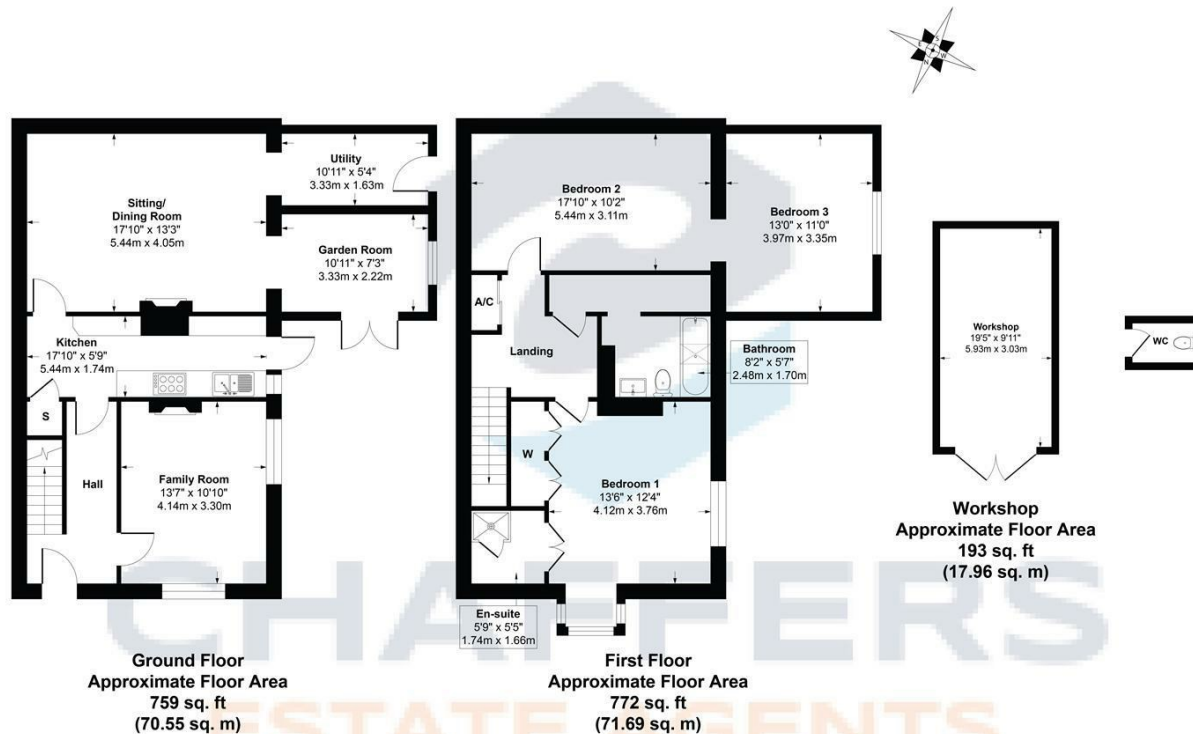
Stalbridge, a market town dating back to Saxon times, is Dorset's smallest town. Close to the border with Somerset the town is surrounded by beautiful countryside, with excellent access to many walks which take in a variety of Dorset environments, including river, vale and hillside. The town itself, 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 good 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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Barrow Hill, Stalbridge Dorset, DT10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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