



Larkspur, 82 Newton, Sturminster Newton, Dorset

An historic Grade II listed detached 3 bedroom character cottage with a stable and barn and a large garden close to the town centre.

Guide Price
£425,000
Freehold



Larkspur, 82 Newton, Sturminster Newton, Dorset, DT10 2DQ

- Grade II Listed 15th century cottage
- Abundance of character and charm
 - 3 bedrooms, 1 bathroom
- Kitchen / breakfast room with feature bread oven
 - 3 reception rooms
 - Large garden backing onto fields
- 2 detached barns and ample off road parking
- A short drive to centre of town with wide range of amenities
 - Easy access to the Hardy Way
 - No onward chain

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





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Larkspur is an historic thatched Grade II listed 3 bedroom cottage thought to be built in the 15th century or early 16th century. The detached cottage has been lovingly maintained by the current vendor but now offers a fantastic opportunity for a buyer to put their own stamp on it, subject to any consents required. There is plenty of charm and character throughout with exposed beams, inglenook bricked fireplaces and a bread oven.

The front door opens into the entrance hall with a door to the dining room and family room / snug. The dining room has a dual aspect, a brick fireplace and a door leads out to the rear garden. The family room has alcoves, plank and muntin partition wall and a fireplace and a further door leads into the central hall, off which are stairs rising to the first floor, an under stairs cupboard and access to the

sitting room and kitchen breakfast room which is likely to be an C18 extension. The sitting room is a sizeable room with a dual aspect and there is a large inglenook fireplace with an electric fire. The kitchen/breakfast room has wall mounted and floor standing units, a gas cooker with hob and a door leading into the utility room which has space for a fridge/freezer. From the kitchen a door leads into the boot room with access to a second utility room with space and plumbing for two appliances and a cloakroom.

On the first floor there are three bedrooms. Bedrooms one and two have built in wardrobes. The family bathroom has a shower over the bath, a WC and a wash hand basin and an airing cupboard.

Situation

Sturminster Newton is a traditional market town. The town has a weekly market on Mondays, a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental

practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside. The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).

Directions

From the Sturminster Newton office, proceed over the bridge, turning right to Newton. At the top of the rise, Larkspur is on the left hand side with parking to the side and rear of the house.

Outside

The property is approached from the road through double timber gates onto a driveway with ample parking space and leads to a useful open end barn and stable next door. Both have electricity connected. The large garden backs onto

open fields and lies to the rear of the property and is bordered by fencing and hedging with lawned areas, established flower and shrub borders and various specimen trees.

Services

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: F

EPC: Exempt

Newton, Sturminster Newton

Approximate Area = 1731 sq ft / 160.8 sq m
Outbuildings = 923 sq ft / 85.7 sq m
Total = 2654 sq ft / 246.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1053686



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