



Pyt Cottage 26 Church Street Sturminster Newton Dorset DT10 1DB

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A Grade II Listed, Period 2 bedroom Town Cottage of great character and charm located in a quiet no through street close to the town centre and St Marys Parish Church.

**Front Door to the Sitting Room
with open fireplace with back
boiler.
Kitchen/Dining Room
2 Bedrooms
Bathroom.**

The Property

The cottage with its Flemish bond brick and thatched elevations is grade II listed and is named after the unique stepped well which is now secured, but with a supply of water. Thought to date from around 1800, Pyt Cottage is one of a row standing in this quiet backwater of the town which eventually leads to the parish church. The town centre is within a few moments' walk. The accommodation is steeped in character.

The Town:

Sturminster Newton is an old market town served by a varied selection of shops. It has a First and Second School, Churches of most denominations and thriving community life. The town is also renowned for its associations with Thomas Hardy, William Barnes and the River Stour. There are active arts, social and sports amenities in the town.



Communication:

Mainline train service to London Waterloo and the West Country are available approximately 9 miles away in Sherborne or Gillingham which is a similar distance. London can be reached by car via the A303/M3 link. There are also good road links to the larger conurbations of Poole, Bournemouth and the Jurassic coastline. The county towns of Sherborne, Blandford, Shaftesbury and Gillingham are within driving distance.

Leisure and Education:

Surrounded by the glorious Blackmore Vale countryside pursuits are high on the agenda for some with walking and cycling on the Trailway from Sturminster Newton to the Georgian Market Town of Blandford Forum. There golf courses at Sherborne, Tollard Royal and Blandford Forum, tennis clubs in Marnhull, Shillingstone and Blandford Forum with numerous other clubs and societies to cater for most tastes available within the town or surrounding area.

The town boasts a First School and Senior School and there are a number of renowned public schools in the area including the Sherborne Schools, Clayesmore, Bryanston, Hanford and Knighton House to name but a few.

Accommodation: *(See Floor Plan for Approximate Measurements)*

Timber front door leads to the:

Sitting Room: Window to the front elevation with secondary double glazing. Beamed ceiling with a feature brick fireplace and hearth having back boiler for heating to radiator. Understairs recess, 2 radiators, central heating thermostat, telephone point. Door leads though to the:

Kitchen/Dining Room: **Two windows to the rear elevation overlooking the terrace and garden.** Fitted with a range of shaker style floor standing and wall mounted cupboards having complementary wooden worksurfaces and a Villeroy and Bosch double chinaware sink. Integrated refrigerator and freezer. Plumbing for automatic washing machine and point for a gas cooker point a time clock and programmer for central heating. Tiled splashbacks, downlighters and ceramic tiled floor. Access to the terrace and garden via a stable style door.

From the Sitting Room staircase leads: to the first floor landing with a hatch to the roof void.

Bedroom One: Windows to the front elevation. 3 built in cupboards/wardrobes and radiator.

Bedroom two: Windows to the rear elevation overlooking the gardens. Radiator.

Bathroom: Window to the reare elevation overlooking the gardens. Comprising of a suite in white with a panelled bath with a Mira shower over, pedestal wash hand basin and low level w.c. Radiator.

Outside: Approached via the stable door from the kitchen is the brick paved terrace with the stepped well and gate to the rear footpath/right of way. From the patio steps lead to the 60' long garden with grass, planted borders and ornamental arches. At the far end of the garden is a covered paved pergola. To the side of the pergola is a **Timber Garden Shed 8' x 4'**.





Services: Mains, Water, Electricity and Drainage.

Dorset Council: Dorchester

Telephone: 01305 251010

Band B

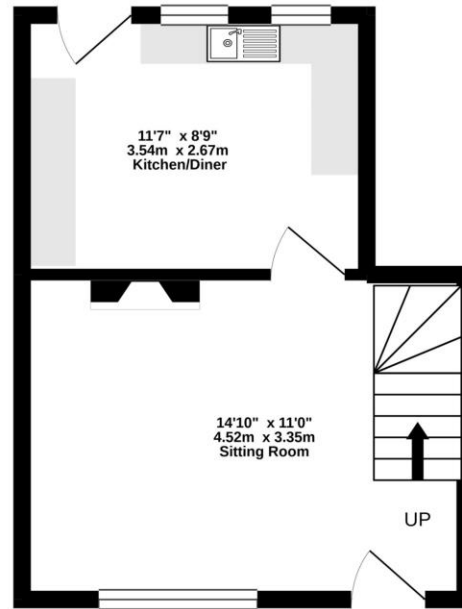
Amount payable for the current year:
£1,732.57

EPC Rating: Exempt

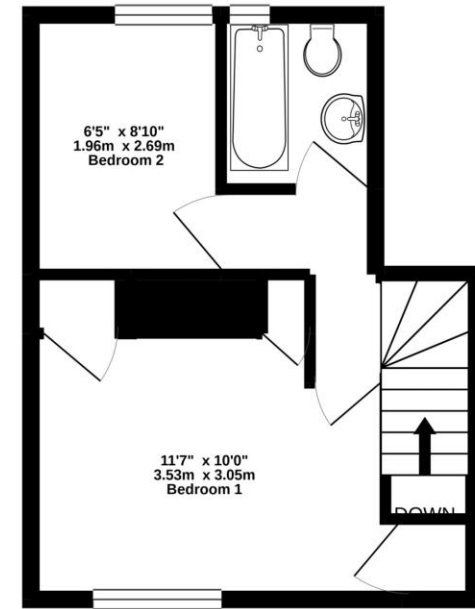
Viewing

Strictly by appointment through Abbot & Slater. Prior to making an appointment to view, the Agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property in order that you do not make a wasted journey.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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