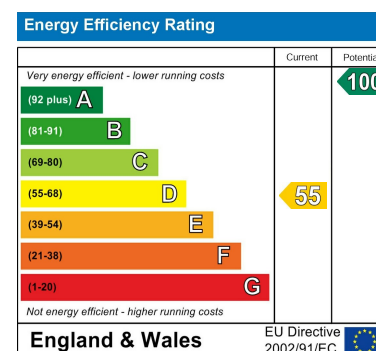


Total area: approx. 90.9 sq. metres (978.9 sq. feet)



Wood Lane Stalbridge

Guide Price
£300,000

A charming detached stone cottage with two double bedrooms, presented to the market with the advantage of no onward chain and boasting some fabulous far reaching views over the beautiful Blackmore Vale countryside. The property sits in a quiet country lane where town and country merge on the fringe of one of Dorset's smallest towns, which offers a range of day to day facilities including an award winning supermarket, family run butchers, post office and highly rated primary school, as well as a dentist, community run library and entertainment venues. This delightful character home is believed to have been an old coach house that was converted many years ago into a residential dwelling. Over the last nineteen months the cottage has recently been improved with the addition of fitted wardrobes in bedroom one, extra cupboards have been added in the kitchen plus new work surfaces and splash backs as well as some built in appliances installed and a re-decoration throughout plus new flooring has been laid to the entrance hall, kitchen and conservatory. Outside a log and bin store have been added. This lovely home also benefits from uPVC double glazed windows with an attractive double bar inlay, gas fired central heating and character features, which include open fireplaces, deep window sills and window seat plus exposed timbers and a lovely brick arch over the kitchen window. The cottage makes a fabulous home and will satisfy many potential buyers' needs including those looking to downsize, a bolt hole from a hectic working week and an investment for the rental market or even holiday letting or Airbnb. The cottage has a terrific ambience and must be viewed to truly appreciate the interior as the frontage does not reflect the size of the accommodation.

In brief, the ground floor accommodation consists of good sized welcoming entrance hall, double aspect combined sitting and dining room with open fireplace, kitchen fitted with plenty of storage cupboards and some built in appliances, useful utility room with doors to the bathroom and conservatory. On the first floor there are two double bedrooms, main with en-suite shower room and bedroom two enjoying far reaching rural views. Outside, there is parking for a one car and a courtyard style garden.

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ACCOMMODATION

Ground Floor

Entrance Hall

Timber stable door opens into a welcoming entrance hall. Wall lights. Central heating thermostat. Radiator. Power points. Wood effect vinyl flooring Arch to the kitchen. Strip wood latch doors to utility and the:-

Sitting/Dining Room

4.72m" x 4.14m" (15'6" x 13'7")

Maximum measurements. Boasting a double outlook with two windows overlooking the drive to the front and window to the rear with seat under. Smoke detector. Wall lights. Two radiators. Power, telephone and television points. Open fireplace with wooden mantel, brick surround and tiled hearth. Stairs rising to the first floor with recess beneath.

Kitchen

3.10m" x 2.21m" (10'2" x 7'3")

Window with deep tiled sill to rear framed by brick arched surround. Recessed ceiling lights. Radiator. Power points. Fitted with a range of modern Shaker style kitchen units consisting of floor cupboards, tall larder cupboard, two separate soft closing drawer units with cutlery and deep pan drawers and eye level cupboards. Generous amount of work surfaces with acrylic splash back, one and half bowl stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a dishwasher. Space for a fridge/freezer. Built in double electric oven with storage cupboards above and below. Five ring induction hob. Wood effect vinyl flooring.

Utility Room

2.21m" x 1.91m" (7'3" x 6'3")

Window with deep mosaic tiled sill overlooking the courtyard to the front. Recessed ceiling light. Smoke detector. Wall mounted gas central heating boiler and programmer. Butler style sink with storage cupboard beneath. Solid wood work surface with space and plumbing under for a washing machine. Power points. Radiator. Ceramic tiled floor. Strip wood latch door to the bathroom and part glazed door to the :-

Conservatory

3.61m" x 2.87m" (11'10" x 9'5")

Approximate measurements. Of uPVC double glazed construction with dwarf stone wall plus slate effect deep tiled sill over and a sloping roof. Windows to all sides and sliding patio doors opening to courtyard garden. Wall lights. Radiator. Power points. Wood effect vinyl flooring.

Bathroom

Obscured glazed window with deep tiled sill to side elevation. Ceiling light. Radiator. Fitted with a suite consisting of low level WC, pedestal wash hand basin with tiled splash back and panelled bath with tiled splash back. Vinyl flooring.

First Floor

Landing

Stairs rise to the landing with exposed timbers doors to the bedroom two and to:-

Bedroom One

3.56m" x 4.24m" (11'8" x 13'11")

Window with deep sill to the side of the cottage. Exposed ceiling beam. Wall lights. Radiator. Power, telephone and television points. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Fitted wardrobes with hanging rails, shoe rails, pull out shelves. Latch door to the:-

En-Suite Shower Room

Obscured glazed window with deep tiled sill to the front of the cottage. Ceiling light. Radiator. Fully tiled shower cubicle with electric shower. Pedestal wash hand basin with tiled splash back. Low level WC with dual flush facility. Vinyl flooring.

Bedroom Two

4.72m" x 3.10m" (15'6" x 10'2")

Skylight to the front and large window to the side boasting a fabulous far reaching view over the Blackmore Vale countryside. Vaulted ceiling with exposed timbers. Exposed timber frame with Perspex window allowing light onto the landing. Wall lights. Radiator. Power and television points. Open fireplace with timber mantel, tiled hearth and brick surround.

Outside

Courtyard Garden

Approached from the lane onto a concrete hardstanding providing parking for one car. Old brick wall with timber door opens onto a paved courtyard and leads to the front door. Space for a shed or seating area. Raised flower beds retained by a low stone wall. Steps up to a further part of the garden where there is a useful timber garden shed. The garden has a high degree of privacy with a sunny aspect and is enclosed in part by old stone walling and wood panelling fencing.

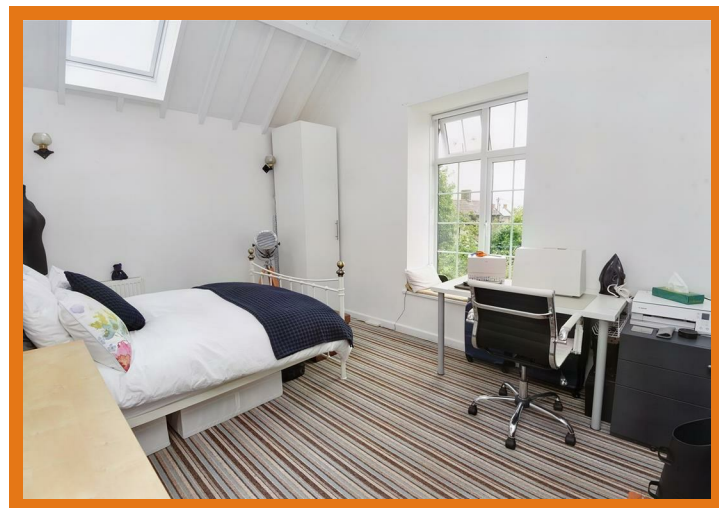
Useful Information

Energy Efficiency Rating D
Council Tax Band D
uPVC Double Glazed Windows
Gas Fired Central Heating
Mains Drainage
Freehold

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. Just before entering the town turn left into Wood Lane (there is a For Sale board on the main road). Follow this until almost the end of the lane where the property will be found on the left hand side. Postcode DT10 2QZ



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.