



Ground Floor
Approx 74 sq m / 796 sq ft



First Floor
Approx 74 sq m / 801 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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	



High Street Stalbridge

Offers Invited
£375,000

A rare opportunity to purchase a grade II listed end of terrace stone cottage with annexe for either relatives for as an income source. The property is probably one of the oldest in the town, which exudes tremendous character with three double bedrooms, no onward chain and offering scope to further develop, subject to the necessary permissions. We believe that the cottage dates in part to the 15th/16th century when the central part formed one with its neighbouring properties as a medieval hall house with historic extensions added during its' lifetime. Since the early 1960s, the property has been held by the same family and is the much cherished and enjoyed home of the local historian, who is also a writer and President of the local History Society. She spent many years researching and restoring the cottage to former glory, the journey of, which is chronicled in her book 'Silk Hay'. The cottage retains many features with plenty of original exposed ceiling beams, flagstones and floorboards, partly exposed stone walls and part wood panelled walls. There are original sash windows, some deep window sills and fireplace with beam in the sitting/dining room. In addition, part of the arched braced truss of the roof has been exposed and glass panels installed to enable viewing of the historic roof space. Catering for modern day expectation there is gas fired central heating to radiators. This is certainly a privileged and rare event to be the guardian and next owner of this fabulous piece of history. The cottage needs to be viewed to truly appreciate what it has to offer as well as its' prime location on the high street of one of Dorset's smallest town, which caters well for everyday essentials.

Of Particular Note:- Silk Hay, formerly the Manor of the Abbot of Sherborne at Stalbridge, the earliest parts of the house dating to 1420-1440 with a later Tudor extension. The property is mentioned in the Pevsner's guide.

In brief, the accommodation consists of porch to the side, hall, sitting/dining room with fireplace, kitchen/breakfast room, inner hall and combined utility/shower room. In addition, there is a further room, which is currently uses as a store room. On the first floor there is the bathroom, inner landing and three good sized bedrooms. Outside, there is a small enclosed courtyard.



ACCOMMODATION

Ground Floor

The cottage is accessed from the lane via a side porch with flagstone flooring, exposed painted stone walls and an original style timber door with inset glass pane opens to the entrance hall. From the hall there is access to the kitchen and to the combined sitting and dining room, which boasts a triple aspect with two windows to the front and windows to either side. There are plenty of original character features, which include exposed ceiling beams, timber uprights and lintel beam, as well as some exposed stone walls plus stone fireplace with beam and wood burning stove. A bespoke circular staircase rises to the first floor. The kitchen/breakfast room also retains many features with a sash window to the lane side, stable door to the courtyard plus further window to the front with deep sill/seat beneath. In addition, there are exposed ceiling beams, some exposed stone walls and Rayburn. From the kitchen/breakfast room there is access to an inner hall with exposed beams and door to the combined utility/shower room. The shower room has a pane glass window with deep sill to the lane side, houses the gas boiler and is fitted with a Butler style sink, WC and corner shower with electric shower and laminate panelled walls. A door and step up opens to a further room that is currently used as a store but offers potential for development subject to the necessary permissions. The rooms boasts a dual aspect with window to the rear and side both with deep sills plus door to the side opening to the courtyard. The room is partly exposed stone and plastered walls with exposed ceiling beams and old stone fireplace. Steps rise to another part of the first floor. There is plenty of potential for this part of the building to be incorporated into the current main living space providing an additional reception room (subject to the necessary permissions)

room part of the ceiling has been removed to allow a view of the roof space. From here there is access to the bathroom, which is fitted with bath with claw feet, WC and pedestal wash hand basin. To the back of the cottage there are two further first floor rooms with windows and deep sills, exposed floorboards and one with a small fireplace. These rooms offer scope, subject to the necessary permission, to develop and form an extra bedroom with en-suite.

Outside

To the rear side of the cottage there is a small courtyard garden, enclosed by stone wall and accessed via a timber gate. The courtyard is laid to paving with some raised beds.

Useful Information

Energy Efficiency Rating 'Exempt'
Council Tax Band C
Gas Fired Central Heating
Some Secondary Glazing
Mains Drainage
Freehold
No Onward Chain

The property was at one time two cottages - there is the potential to create a separate cottage again, which will offer many options for usage - a home for a dependent relative, a young member of the family seeking some independence or even an opportunity for income as a rental property or Airbnb/holiday let.

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. On entering Stalbridge continue past the petrol station onto Ring Street and on to the High Street. The property will be found on the left hand side with the entrance in Silk House Barton. Postcode DT10 2LH.

First Floor

The staircase from the sitting/dining room rises and curves up to the galleried landing with window to the rear, exposed ceiling beams, feature exposed part stone wall, part wood panelled walls and painted exposed floorboards. There are two double bedrooms to the front of the cottage with dual aspect and both with sash windows and deep sills to the front that enjoy a partial countryside view in the distance. Both bedrooms have exposed ceiling beams and exposed floorboards. A further curtained off bedroom lies to the back of the cottage with deep silled pane glass window to the side. Exposed arch braced truss with part glazed area allowing for viewing the historic roof space and a door opens to an inner landing/dressing area with pane glass window to the front and part wood panelled walls. In this



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