

Church Street  
Sturminster Newton

Guide Price  
£500,000

A rare opportunity to purchase a piece of English Heritage with this fabulous Grade II listed property dating to the late 18th century, boasting in excess of 2000 square feet (196 sq. m) of space and presented to the market with the bonus of no onward chain. The property enjoys a quiet situation, close to the church and just a few steps to the town centre as well as being within easy reach of some wonderful country and riverside walks. This delightful home, which at one point was two residences, provides comfortable living with the choice of updating to current trends, as and when required and exudes character with many original features. There are plenty of exposed upright timbers plus ceiling beams, in particular, there is at least one beam of a whole tree trunk - an amazing bit of history - if only it could talk! There are fireplaces and exposed stone walls plus a fabulous bay window overlooking the street. In addition, the front windows are original sash windows that benefit from secondary glazing. The property has been a very much cherished and enjoyed home for over thirty years and has been well cared for and maintained during this time. A viewing is absolutely vital to really appreciate what this lovely cottage has to offer as the frontage certainly conceals the size of the interior well and also the outside space. An early viewing is urged to avoid missing out on the chance to be the next owner.

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Sturminster Newton  
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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			
		51	
England & Wales		EU Directive 2002/91/EC	



## CHURCH STREET, STURMINSTER NEWTON

### The Accommodation

#### Inside

##### Ground Floor

On the ground floor, the front door opens into a welcoming entrance hall with some fabulous examples of ceiling beams and uprights and benefits from wood flooring. Stairs rise to the first floor and dark wood panelled doors open to the dining room and to the sitting room. The sitting room has a delightful bow window overlooking the street and a feature fireplace with simple surround, black iron slip and grate plus shelving to either side of the chimney breast. The dining room overlooks the parking to the rear and also has a feature fireplace with beam and exposed stone wall. The dining room opens into the kitchen, which is fitted with plenty of cupboards and some appliances. There is also a cloakroom and rear lobby that has access to the parking to the side and the conservatory, which overlooks the garden. From the lobby there is also access to the workshop that also has a door to the garage.

##### First Floor

On the first floor, there is the main bathroom, which is fitted with bath, low level WC, pedestal wash hand basin and shower cubicle plus storage cupboards and the hot water cylinder. In addition, there are stairs to one side of the second floor, a good sized study space/playroom or occasional bedroom with steps rising to a small landing with stairs to the second floor and to door to the principal bedrooms. This is fitted with plenty of built in bedroom furniture and has an en-suite bathroom.

##### Second Floor

On the top floor to one side there is a good sized bedroom with en-suite cloakroom, whilst to the other side of the house there are two more bedrooms.

#### Outside

##### Garage and Parking

From the street, double timber gates open to the drive, which is gravelled and lead up to the garage. This has double doors, fitted with light and power and has an inspection pit. There is parking in the drive for three to four cars.

##### Garden

The main part of the garden lies to one side of the property and may be accessed from the conservatory. There is stone paved seating area with gentle steps rising to the main body of the garden, which is laid to lawn and edged by beds planted with a variety of

flowers and shrubs and a mature tree. The garden is enclosed in part by old stone walling and enjoys a sunny and quite private aspect. A path from the garden leads along the back of the garage to the parking.

#### The Location

##### Sturminster Newton

The property is situated just a few strides from the centre of the market town of Sturminster Newton. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's.

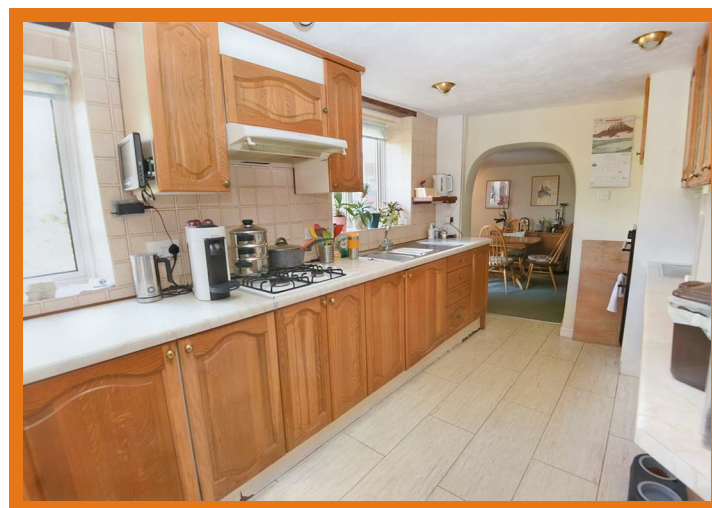
#### Useful Information

Energy Efficiency Rating - Exempt - Grade II Listed  
Council Tax Band - C  
Some Secondary Glazing to the Front  
Gas Fired Central Heating - New Boiler  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

##### From Morton New Sturminster Office

Turn left out of the office and turn left at the museum. Then turn right into Church Street where the property will be found on the right hand side. Postcode DT10 1DB



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.