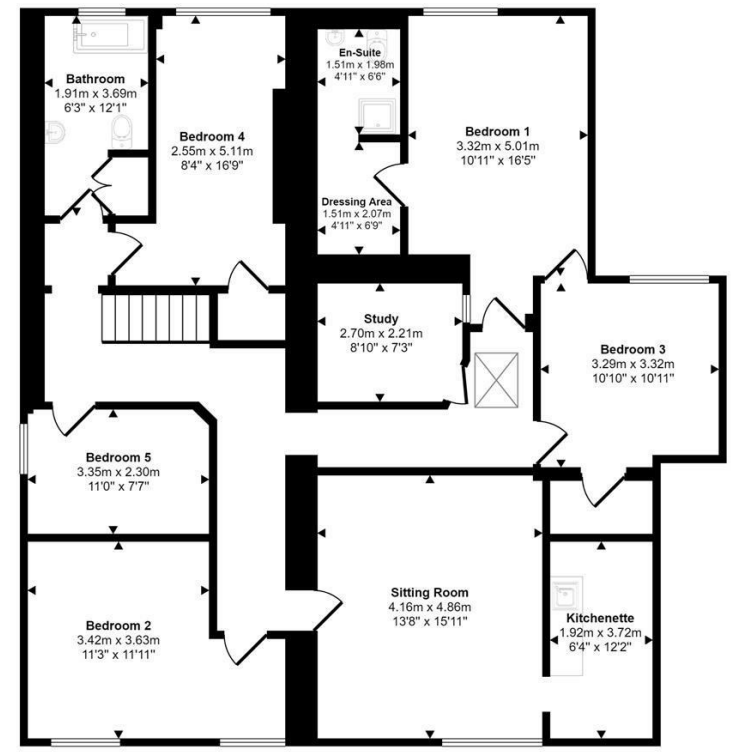


Total area: approx. 216.2 sq. metres (2327.3 sq. feet)



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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

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

Guide Price
£525,000

A truly unique Grade II listed characterful property that provides multi functional usage, combining residential with retail opportunities or scope to change to full residential - subject to the necessary permissions. There is certainly more to this splendid home than the eye beholds at the front of the building. Stretching far back, this intriguing home offers in excess of 3500 sq. ft. (325sq. m) of space including a useful range of outbuildings and a surprisingly large walled garden. It is thought that the original part of the property dates to the 15th century and along with its neighbours formed part of a hall house that followed the medieval street line of the town. For the last fifteen years it has been the very much loved and enjoyed family home to our sellers, whom have maintained and improved the property to create a comfortable and modern home. It retains a whole host of character features, which include sash windows, two fabulous bow windows, exposed floor boards and ceiling beams plus some wood panelled walls as well as different styles of fireplaces and high ceilings in many of the rooms. Outside, there are original flagstone steps and path, old stone walls and historic outbuildings that lend themselves to a variety of purposes. The property provides plenty of options on how one may use the space - on the first floor there are a range of rooms that can form a suite for a dependent relative, teenagers den or young family member seeking some independence. Whilst on the ground floor there is the choice to continue with living and working space or to incorporate the retail area into the main house. A viewing is imperative to truly realise the potential of this home and all the possibilities available. Properties of this style and in this location are few and far between, in light of this, an early viewing is strongly advised to avoid missing out on the opportunity to be the next owner. DRAFT DETAILS



HIGH STREET, STALBRIDGE, DORSET

The Property

Inside

Ground Floor

An original style panelled front door with fanlight above opens into the main entrance, which has access to the shop. The shop front boasts two large bow windows, feature pillars and front metal gates. The inner hall provides access to the dining room, which is currently used as a store for the shop and boasts a sash window with deep sill and decorative architrave frame plus exposed floorboards. There is also access to the cloakroom, which has built in storage and door to the hallway that leads to the sitting room and kitchen. The sitting rooms boasts some wonderful features with exposed ceiling beams, fireplace with wood burner and arched recess to one side of the chimney breast and storage cupboard to the other side, double doors lead out to the rear garden. The kitchen/breakfast room boasts a sash window with outlook to the garden and is fitted with plenty of country style kitchen units, consisting of floor cupboards with corner carousels, separate drawer unit and eye level cupboards and cabinets. There is plenty of work surfaces, including a breakfast bar, tiled splash back and one and half bowl ceramic sink and drainer with a swan neck mixer tap. Two tall storage cupboard flank space for an American style fridge/freezer and there is space for a range style cooker, space and plumbing for a dishwasher and washing machine plus a walk in pantry.

First Floor

Stairs rise to a part galleried main landing with further split level landings leading off. The first floor accommodation provides flexible usage and consists of the family bathroom, which has a sash window to the rear and deep tiled sill plus suite consisting of bath with central mixer tap, pedestal wash hand basin and low level WC. There are five double bedrooms - the principal boasts an exceptionally high ceiling, sash window with view over the rear garden, fireplace and use of a dressing area and en-suite shower room. Bedroom four is currently being used as a dining room and boasts a lovely fireplace plus cottage style window with deep sill overlooking the rear garden. The second bedrooms boasts two sash windows to the front elevation. In addition there is a first floor sitting room and kitchenette with a delightful fireplace and provides a fabulous teenage suite or young adult still at home requiring some independence.

Outside

The Garden

Immediately to the back of the house there is the original flagstone path with steps rising to the garden and further steps to the side of the garden allowing access to the outbuildings. The main body of the garden is laid to lawn

with various seating areas and sunken hot tub by the raised decked entertainment area. There is also a vegetable garden and water feature. The garden is fully enclosed by old stone walls, surprisingly good sized and enjoys a sunny aspect.

The Outbuildings

There are a variety of outbuildings that lie to one side of the garden and offer flexible usage. There is a useful gardener's WC, log store, home gym, store and large L shaped garage/workshop, which is accessed from Silk House Barton.

The Location

Stalbridge

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops. Further facilities are available at Sturminster Newton - 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country.

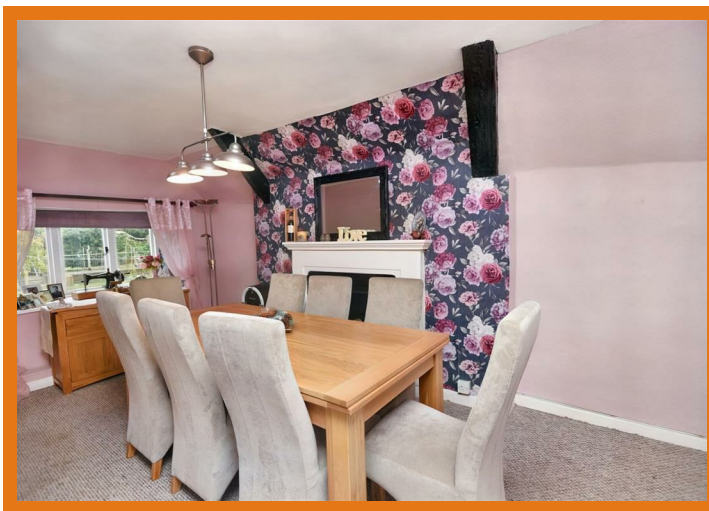
Useful Information

Energy Efficiency Rating - Grade II Listed
Council Tax Band D
Sash and Cottage Style Windows - Some Secondary Glazing
Gas Fired Central Heating from a Combination Boiler
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. On entering Stalbridge continue past the petrol station onto Ring Street. Go through the narrow road onto the high street where the property will be found on the left hand side. Postcode DT10 2LH



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 firms employment has the authority to make or give any representation or warranty in respect of the property.