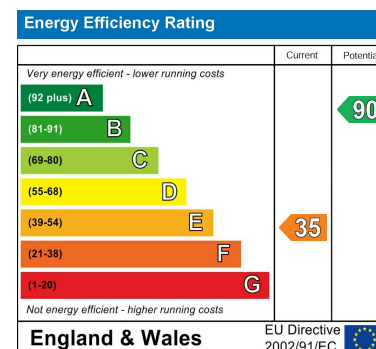


Total area approx. 121.6 sq. metres (1308.5 sq. feet)



Thornhill Stalbridge

Offers In Excess Of
£525,000

A wonderful chance to purchase a slice of Victorian history with this semi-detached cottage, which dates back to the 1850s when it formed part of the dower house for the Thornhill estate. The property boasts two double bedrooms, sitting in around two thirds of an acre and takes in some far reaching views over the Blackmore Vale countryside. The rural location ensures tranquillity without isolation, offering a perfect balance for those seeking a peaceful lifestyle. Just a short drive away is Stalbridge, one of Dorset's smallest towns, which caters well for everyday needs with a supermarket, butchers, post office, chemist and library as well as other businesses.

Boasting three reception rooms, combined kitchen and breakfast room and a large bathroom, this cottage offers a comfortable living space spread across 835 sq. ft. (77 sq. m). The interior features exposed ceiling beams, stone fireplaces, and a Victorian black iron fire, creating a warm and inviting atmosphere and with two of the reception rooms being interchangeable, the layout of the cottage provides flexibility to suit your needs, whether it be for entertaining guests or for seasonal changes.

Outside, there is plenty of parking, garages and sheds for additional storage as well as the potential for self-reliance, which adds to the appeal of delightful country home and allows for a sustainable way of living. The rear courtyard provides a pleasant and secluded area with plenty of space to entertain family and friends and backs onto pastureland.

The additions of a new wood burner, biomass boiler, and owned solar panels that generate income, make this home, not only practical but also an energy-efficient.

This property is sure to captivate those in search of a unique and charming home where outside space and privacy come high on the wish list. An early viewing is essential to avoid missing out on becoming the next owner.

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Sturminster Newton
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The Property

Accommodation

Inside

Ground Floor

To the side of the cottage there is a porch, which is currently used as a study area and opens into the sitting room. The sitting room has a window to the side and stone fireplace with a wood burner. From here there is a door to the spacious dining room, which has double doors leading out to the front garden and stone fireplace with built in storage cupboards to either side of the chimney breast. Also from the sitting room there is an opening to the snug, which also has a fireplace with wood burner and offers a multi-functional space. There is a long combined kitchen and dining room with door out to the front and stable door opening to the rear courtyard garden. The kitchen area is fitted with a range of wooden units consisting of floor cupboards with drawers, larder cupboard and broom cupboard. Plenty of work surfaces, tiled splash back and one and half bowl stainless steel sink with mixer tap. There is space and plumbing for a washing machine, American style fridge/freezer and for a range style cooker (there is LPG available). The floor is laid to vinyl for easy cleaning. Please note that the carpet in the sitting room and snug are laid over the same laminate as in the dining room, so there is the option to revert back.

First Floor

Stairs rise from the snug to the landing, which has access to the bedrooms and bathroom. The large bathroom is fitted with a modern suite consisting of separate shower cubicle, vanity style wash hand basin, low level WC and bath. Bedroom two has a side aspect view over the garden and has a built in wardrobe. The principal bedrooms enjoys a double aspect with windows to the side and front taking in views over the garden and the beautiful Blackmore Vale countryside. It also has a Victorian fireplace with black iron grate and a built in cupboard with hanging rail, shelves and radiator.

Outside

Parking and Garages

The property is approached from the lane via a timber five bar gate onto a gravelled drive that leads to a gravelled parking area where there is a metal tandem garage and a double timber garage that is lined and has light and power and measures 6.10 m x 6.10 m/20' x 20'. This offers potential for a variety of uses. The drive provides ample parking for multiple vehicles or boat, caravan, motor home or horse box.

Gardens

From the drive a timber gate opens to a curved path that meanders to the porch and kitchen door. This is

bordered on both sides by lawn and hedging. There is additional garden on the opposite side of the drive and is laid to lawn, interspersed with a variety of trees and has a large ornamental pond in the top part. In addition, there is a greenhouse and timber shed. To the rear of the cottage there is a private paved courtyard with steps rising to a shingle area dotted with shrubbery. The garden adjoins farmland, enjoys a terrific degree of privacy and has a sunny aspect.

The total plot size extends to around two thirds of an acre.

Useful Information

Energy Efficiency Rating F

Council Tax Band C

uPVC Double Glazing

Biomass Boiler located to the rear of the house

Septic Tank for sole use

Freehold

Wholly Owned Solar Panels reducing costs and providing an income.

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 6 miles. The property will be found on the right hand side not long after the turning for Stalbridge. Postcode DT10 2SH



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.