



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

1 Market House
Market Place
Sturminster Newton
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Gold Street
Stalbridge

Asking Price
£270,000

This is a splendid chance to purchase an enchanting semi detached Grade II listed thatched cottage, with three good sized bedrooms and offered for sale with no onward chain. The cottage is situated in the favoured Gold Street area of the town, within the conservation area and is just a short walk to the high street of one of Dorset's smallest towns. Stalbridge caters well for everyday needs with an award winning independent supermarket - Dikes, family run butchers, post office and dental surgery. There is also a highly rated primary school, community run library and public house.

This period property exudes character and warmth, offering a unique living experience and if the walls could talk, there would be many stories to tell. The cottage is thought to be in excess of three hundred years old, bursting with original character features. In the sitting room the inglenook fireplace, adds a touch of traditional charm and flagstone floor in the hall, leaded light windows, ceiling beams, exposed floorboards, and stone walls create a sense of history and authenticity, making this cottage truly special. The kitchen/dining room has a rustic feel with its freestanding units and fireplace - all adding to the allure of this delightful cottage and provides plenty of room for having friends over for dinner.

Outside, there is a generous amount of storage space and a good-sized sunny garden, providing the perfect spot for outdoor relaxation and pottering about as well as having room for hosting a family gathering or alfresco dining with friends.

This cottage offers a blend of tranquillity and convenience, being close to town amenities and some wonderful countryside walks. This is a rare opportunity to own a piece of history in a sought after setting - could you be the next custodian of this unique and captivating home.



The Property

Accommodation

Inside

Ground Floor
 Panelled timber door with two inset glass panes opens into the hall with original flagstone flooring and doors to the bathroom and sitting room. The sitting room has a bay window with paned glass and a leaded light inlay that overlooks the frontage and the street. There are exposed stone walls and ceiling beams and an inglenook fireplace with Bressumer beam and stone seat and hearth. Also from the sitting room, stairs rise to the first floor and there is a paned glass door to the garden and stable door to the kitchen.
 The kitchen enjoys a double aspect with paned glass window with seat under to side and further windows with deep sills overlooking the sun terrace to the opposite side. There are exposed ceiling beams and a stone fireplace with Bressumer beam and wood burning stove. It is fitted with a range of freestanding units with stainless steel sink and work surfaces plus space for a cooker and fridge/freezer as well as space and plumbing for a washing machine. An original style timber stable door opening to the sun terrace and garden.
 Also on the ground floor is a spacious bathroom with a paned glass window and deep sill to the front elevation. It is fitted with a suite consisting of a pedestal wash hand basin with tiled splash back and shaver light and point over, tiled

shower cubicle with electric shower, low level WC and bath with wood panelled side. There is also the airing cupboard housing the hot water cylinder.

First Floor

The staircase with exposed stone walls, curves up to the landing where there is access to three good sized bedrooms and a useful cloakroom. The main bedroom enjoys a double outlook with windows overlooking the sun terrace and rear garden - both with deep sills. There are exposed ceiling beams and the walls are slightly curved. A door from the landing opens into a small hall with door to the cloakroom and opening into the bedroom two, which has a leaded light window and deep sill to the front and exposed ceiling beams and floorboards. The third bedroom also has a window with leaded light inlay plus a seat under to the street side and exposed ceiling beams. The cloakroom is fitted with a low level WC and wall mounted wash hand basin.

Outside

The property is approached via a wrought iron gate onto a flagstone path leading to the front door. The remainder of the frontage is partly laid to flagstone and small flower beds and enclosed by vertically set flagstones. To one side of the cottage there are double timber gates opening to a covered storage area which opens to a paved sun terrace. There are two storage cupboards, one housing the gas fired central

heating boiler. Flagstone steps with a well underneath rise to the main body of the garden. This is laid to lawn and edged by shrub and flower beds. A path leads to the top of the garden where there is the old outhouse. The garden is of a good size, enclosed by stone walls and has good privacy enjoying a sunny aspect.

Useful Information

Energy Efficiency Rating ' Exempt ' - Grade II Listed
 Council Tax Band D
 Paned Glass Windows
 Gas Fired Central Heating
 Mains Drainage
 Freehold
 No Onward Chain

Directions

From the 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 the town go through the single lane onto the High Street and turn left at the Cross onto Gold Street. Proceed to almost the top of the hill where the cottage will be found on the right hand side. Postcode DT10 2LX

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.