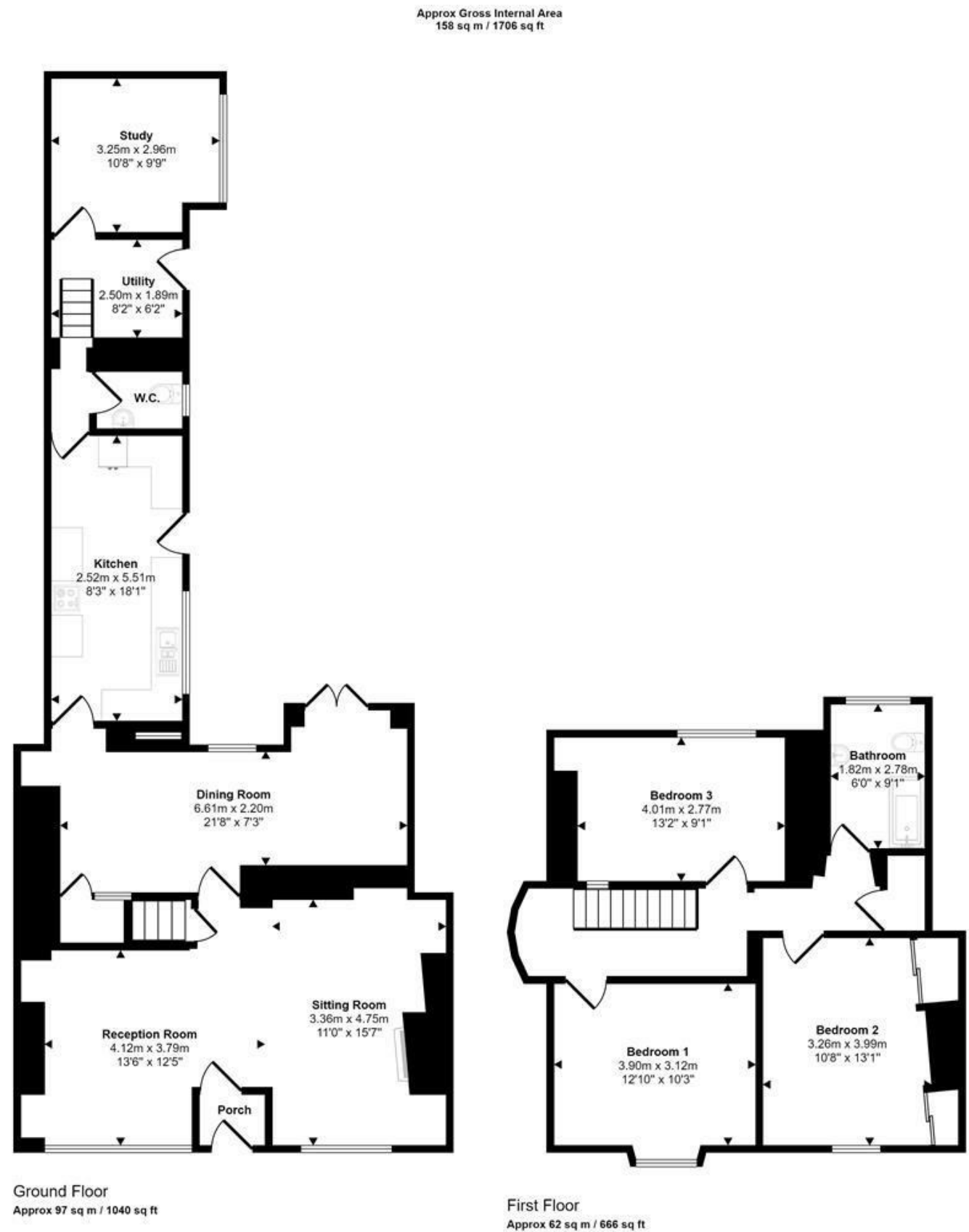
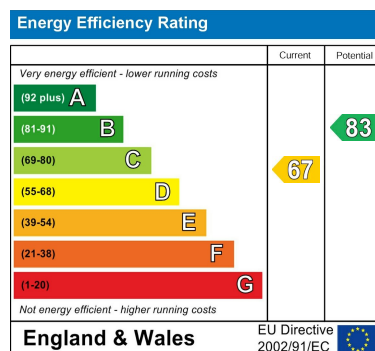




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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High Street
Stalbridge

Guide Price
£460,000

A wonderful chance to purchase a delightful terraced character home that offers a perfect blend of character and modern living with three double bedrooms and enjoying a prime location on the town's high street. All the town's facilities are just a short walk away and include an award winning independent supermarket, family run butchers, post office and chemist. There is also a community run library, highly rated primary school, public house and dentist as well as other businesses.

This charming cottage has been the very much loved and enjoyed home of our sellers for over thirty years, during this time it has been exceedingly well cared for and combines traditional features with contemporary comforts. The front of the property has retained original features such as the paned glass and arched sash windows, which allow plenty of natural light into the rooms and the exposed ceiling beams and fireplace add a touch of character and warmth making this house feel like a home.

The layout of the cottage provides the opportunity to tailor the accommodation to your own needs - the open plan reception room has plenty of space for a study and seating area, the dining room has a section that may be used as a garden room with direct access to the courtyard part of the garden. There is a further reception room that could be used as work from home space, store room or gym - the choice is yours to make.

Outside, a large walled garden awaits, complete with outbuildings and a garage, providing ample storage space and potential for outdoor entertainment or a safe place for children and pets to play.

Don't miss this opportunity to own a piece of history while enjoying the comforts of modern living. This mid-terrace cottage is a rare find that offers both charm and practicality in one delightful package and must be viewed to fully appreciate all that it has to offer.

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The Property

Accommodation

Inside

Ground Floor

A panelled front door with transom window opens into a useful porch with exposed ceiling beam, coat hooks and wood effect laminate flooring. From here a white panelled door opens into an open plan space with study and sitting areas. The sitting area has an arched sash window with deep sill overlooking the high street, exposed ceiling beam and fireplace with a timber mantelpiece and stone hearth. The floor is carpeted. The study area has a large paned glass window with deep sill to the front and white panelled doors to the staircase and to the dining room. The floor has been laid to wood effect laminate.

The dining room has a window with a deep sill to the rear and opens to a 'garden room', which has double doors leading out to a paved courtyard. From the dining area there is a shallow step up and door that opens into the kitchen. The kitchen has a window to the side and stable door that opens to the courtyard area of the garden. It is fitted with a range of wood fronted units consisting of floor cupboards with corner carousels, separate drawer unit with seep pan and cutlery drawer, tall larder cupboard and eye level cupboards. There is a good amount of work surfaces with a tiled splash back plus a one and half bowl stainless steel sink and drainer with a swan neck mixer tap plus a filtered tap. Also located in the kitchen is the wall mounted gas fired central heating boiler. In addition, there is space and plumbing for a dishwasher plus space for a slot in cooker and a fridge/freezer. The floor is laid to tile effect vinyl.

From the kitchen a door opens to an inner hall, which has a door to the cloakroom and steps leading up to the utility area where there is a stable door opening to the side. There is also space and plumbing for the washing machine and storage cupboards. From the utility there is access to a further reception room that could be used as a mini gym, office or storage.

First Floor

Stairs rise up to a galleried landing, which has access to the bedrooms and the bathroom. The bathroom is fitted with a stylish modern suite consisting of vanity wash hand basin with mirror fronted bathroom cabinet above, low level WC and bath with a mains shower above. There is a window to the rear, exposed ceiling beam and part wood panelled and part tiled walls. The floor is tiled. All three bedrooms are double sized - one with a view to the rear and two bedrooms to the front aspect with arched sash windows.

Outside

Parking and Garage

The garage and parking are accessed via Gold Street - first left turn into a courtyard, which you follow to the right where there are three garages. The last one belongs to the property - with parking for one car in front. An up and over door opens to the garage, which measures about 7.34 mx 3.07 m/24'1" x 10'1" and is fitted with light and power. A door at the end of the garage opens to a flight of steps that rise to the garden.

Garden

Immediately to the back of the cottage there is a paved courtyard with steps rising to a further paved seating area that enjoys a view over the garden. The garden is mostly laid to lawn with beds planted with a variety of trees, shrubs and flowers plus vegetable beds at the top of the garden. The garden is an absolute delight, enjoying plenty of sunshine and privacy and is fully enclosed by stone walls. It is also surprisingly large for the location. There are a number of outbuildings with power - see below:-
Potting Shed - 3.63 mx 1.63 m/11'11" x 5'4" - this is located at the top of the steps from the courtyard
Garden Store 1 - 3.89 m x 2.84 m/12'9" x 9'4" - attached to the potting shed
Garden Store 2 - 3.07 m x 2.01 m/10'1" x 6'7" - located at the top of the garden over the garage.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

Original Windows to the front - uPVC double glazing to the rear

Gas Fired Central Heating

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 the town go through the single lane onto the High Street. The property is on the left hand side - opposite the Swan Inn. 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.