



Total area: approx. 108.3 sq. metres (1165.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Drews Lane Stalbridge

Guide Price  
£385,000

A fabulous chance to purchase a charming three bedroom detached whitewashed cottage, boasting an elevated position and taking in enviable views over the beautiful Blackmore Vale countryside with Duncliffe Wood in the distance and on a clear day you can see Alfred's Tower at Stourhead. The property lies close to the church and within easy reach of the town centre. Stalbridge is one of Dorset's smallest towns and caters well for everyday essentials. There is a well stocked supermarket, which delivers, family run butchers, chemist, dental surgery and newsagent as well as a highly regarded primary school and community library. There is also a public house and numerous takeaway outlets. Further facilities are close by as is a mainline train station at Templecombe, which serves London Waterloo and Exeter St. David's.

The cottage has its roots dating back to the early 1800s and over the course of time, the cottage has been sympathetically extended to the rear to create living space for today's needs. There is a bright and modern combined kitchen/dining room with plenty of room for family meals or entertaining friends and the stunning views over the vale provide an excellent back drop where you can watch the weather change. The sitting room is ideal for relaxing and the inglenook fireplace adds warmth and character to the room. There is a good sized conservatory taking in those sought after views and offers a great place to enjoy a coffee or tea whilst catching up with the news or reading a good book.

Outside, the enchanting garden offers a tranquil escape with far-reaching views and a glimpse of the church tower as well as providing the choice of creating a space to your own liking. There is parking plus additional storage space that can be tailored to your own specific needs.

This is a truly special home with a wonderful ambiance and must be viewed to completely admire all that it has to offer. A fantastic full time home or retreat from a busy week.

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## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the drive via curving stone steps that lead to the front of the cottage. A metal gate to the side opens to the garden and double doors open into a useful porch, where an original style timber door opens into a spacious sitting room. The sitting room enjoys a double aspect with two windows overlooking the lane and one to the side - all have window seats beneath. There are exposed ceiling beams, recesses with fitted shelves and a wonderful inglenook fireplace with Bressummer beam and wood burner. Step up to a latch door that opens into the inner hall and double doors opening to the conservatory.

The conservatory has windows on three sides - taking in a fabulous view over the beautiful Blackmore Vale countryside. The conservatory benefits from heating, power and wood flooring. From the inner hall there are stairs rising to the first floor, a large walk in airing cupboard housing the hot water cylinder and doors to the shower room and kitchen/dining room. The floor is laid to an attractive slate tile. The shower room is fitted with a corner shower cubicle with main shower and choice of shower head, low level WC and wall mounted semi recessed wash hand basin with storage cupboards underneath. The gas fired central heating boiler is concealed behind some wood panelling. The walls are part tiled and wood panelled and a slate tiled floor.

The dining area has a lantern style roof that allows plenty of natural light plus large windows to the rear and side, which takes in a great view over the countryside. There is also a door that opens to the side. The kitchen area is fitted with a range of country style soft closing units consisting of pull out tall larder cupboard, floor cupboards with corner carousel and eye level cupboards. There is a good amount of work surfaces with upstand and part wood panelled walls plus a one and half bowl stainless steel sink and drainer with a mixer tap. The eye level double electric oven is built in with deep pan drawers beneath and storage above and there is housing for an American style fridge/freezer. In addition, there is a gas hob with extractor hood above and space and plumbing for a washing machine plus a further under counter appliance. The floor is laid to slate tiles.

##### First Floor

Stairs rise to a split level galleried landing with window to the rear enjoying a rural outlook. The wall are part

wood panelled and there is access to the three bedrooms and the cloakroom. The cloakroom is fitted with a low level WC and table top wash hand basin. Bedroom one overlooks the lane and benefits from built in wardrobes and storage cupboard. Bedroom three also looks out over the lane and has a recessed storage space. Bedroom two is a split level room with pitched ceiling and exposed timber beams. It enjoys an outlook to the rear over the fields.

#### Outside

##### Parking and Carport

The property is approached from the lane onto a block paved drive with space to park two cars. There is also a covered parking area plus an outside tap. From the covered area there is a door that opens to a storage area with light, power and water, which could provide walk from home space or a gym or other potential business opportunity such as dog grooming. From here there is access to the cellar, which is beneath the conservatory - this offers a great dry storage space.

##### Garden

The main garden lies to the side of the cottage and has a partial view of the church tower. There is a stone path that leads to the back door where there is an undercover area and stone steps curve up to the main body of the garden. This is laid to grass with mature flower beds, raised seating area and the old privy. There are some delightful views over the countryside from here. There is also a path that leads under metal arches to a further part of the garden where there is a seating area taking in view over the Blackmore Vale countryside. The garden is fully enclosed - mostly by old stone walls and enjoys a sunny and private aspect.

#### Useful Information

Energy Efficiency Rating tba  
 Council Tax Band D  
 uPVC Double Glazing  
 Gas Fired Central Heating - boiler two years old  
 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. Continue passing the Cross and the church. Turn right into Drews Lane where the property will be found on the right hand side. Postcode DT10 2LU



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.