



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



## Lanchards Shillingstone

Asking Price  
£230,000

A delightful mid terraced character cottage with two bedrooms, presented to the market with the bonus of no onward chain and situated in a quiet lane side position within easy reach of the village's facilities. The cottage is located on the edge of the desirable village of Shillingstone, which lies 4 miles from the market town of Sturminster Newton and 6 miles from Blandford Forum in the opposite direction. The village provides a range of facilities, including a primary school, public house and garage, which has a convenience store and a Co-op. The recreation ground provides a variety of sports and children's play areas with access onto the North Dorset Trailway.

There are two good sized bedrooms, both enjoying some degree of rural outlook and exposed floorboards, with the main bedroom having some exposed timbers and a useful WC. The sitting room boasts plenty of character with its exposed brick and flint wall and the brick fireplace and wood burner that adds a touch of warmth and creates an inviting atmosphere for you and your guests to enjoy. The kitchen is fitted with a bespoke range of rustic style units that adds a touch of uniqueness and cosiness to the cottage, while the lovely conservatory offers a peaceful spot to relax and enjoy the view of the private courtyard style garden.

The garden enjoys a sunny and very private aspect, designed for easy maintenance that makes this cottage an ideal weekend retreat for those looking to escape the city, a perfect lock up and leave option and would also make a wonderful first home.

This charming gem of a cottage must be viewed to fully appreciate all that it has to offer - both inside and outside, as well as the location. An early viewing is strongly urged to avoid disappointment on missing out on being the next owner of Sparrow Cottage.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the lane to a storm porch. An original style timber door with diamond shaped glass inset opens into the sitting room. This looks out over the lane and has some exposed brick, flint and stone walls. There is a brick fireplace with Bressummer beam and wood burner plus shelving to either side of the chimney breast. There is wood effect laminate flooring, open tread staircase with recess under rising to the first floor and panelled door into the kitchen.

The kitchen is fitted with a range of bespoke rustic style units consisting of floor cupboards, some with drawers and eye level cupboards plus a plate rack. There are work surfaces with a tiled splash back and Butler style sink. The electric eye level oven is built in with a microwave shelf above and cupboard space below for a fridge. There is also a ceramic hob. For easy maintenance the floor is laid to tile. From the kitchen there is an opening in a hallway, where there is a cupboard housing the hot water cylinder

and space and plumbing for a washing machine. Doors lead off to the wet room and conservatory.

The conservatory enjoys a view over the rear garden with high level windows to either side and double doors with windows to either side opening out into the garden. There is some wood panelling and for easy cleaning the floor is laid to vinyl. The wet room has a WC, large wall mounted wash hand basin and shower area that is fitted with an electric shower. The floor is laid to vinyl.

##### First Floor

From the landing there is a gentle step up into both bedrooms. Bedroom one overlooks the lane to the front and has a partial view of trees and fields. There are exposed wall timbers and exposed floorboards plus there is a curtained off area that is fitted with a WC. Bedroom Two overlooks the rear garden and enjoys a partial view over tree tops, the hills and fields. It is fitted with wall shelves, wardrobe and cupboard and has exposed floorboards.

#### Outside

##### Parking and Garden

The garden has been landscaped for easy

maintenance and is laid to paving stone with retained borders that are ideal for pot plant display. The garden is fully enclosed with good privacy and enjoys a sunny aspect. There is a log store and gate that opens to a path leading to Lanchards Lane where there is unofficial parking.

#### Useful Information

Energy Efficiency Rating tba  
Council Tax Band B  
uPVC Double Glazed Windows  
Electric Heating and Wood Burner  
Septic Tank  
Freehold  
No Onward Chain

#### Directions

##### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left heading towards Blandford. After about 5 miles you will arrive in the village of Shillingstone. Take a turning right, after the school into Poplar Hill. This becomes Lanchards where the cottage will be found on the left. Take the next left turn where there is plenty of space to park in the lane. Postcode DT11 0QT

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