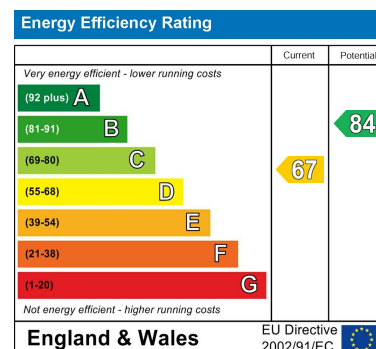


Total area: approx. 138.8 sq. metres (1493.9 sq. feet)



Westminster Cottages Stalbridge

Guide Price
£500,000

A great opportunity to purchase a surprisingly spacious semi detached stone cottage with three double bedrooms, two reception rooms and a large garden. The property lies within the town's conservation area and is just a short walk away from all the amenities. Stalbridge caters well for everyday needs with an 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 delightful cottage dates back to 1865, and offers a unique blend of traditional charm and modern comfort. It has been a much cherished and enjoyed home of our sellers for the last 8 years, during this time it has been extremely well cared for and benefits from a new Wren kitchen with soft closing units, new family bathroom suite, new windows and external doors plus new flooring throughout.

There are two reception rooms that are perfect for entraining and adaptable to your own needs. The spacious kitchen/breakfast room provides an excellent social space for more casual dining and is fitted with plenty of cupboards and built in appliances. There is also a useful utility room that is a great area for kicking off muddy boots, as well as drying off children and pets.

Outside, there is a large secure garden with paved seating area that has ample space to host a summer barbecue and provides a private and peaceful haven in which to unwind after a busy day. There is also generous parking or storage for a motorhome or boat and the studio makes a great home office or gym.

This cottage is a fabulous family home, and is an excellent choice for anyone needing multi-generational living space. Viewing is an absolute must to truly appreciate all that this special home has to offer as well as the location and terrific far reaching views.

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The Property

Accommodation

Inside

Ground Floor

The property is approached from the front to the main entrance with a storm canopy above. The front door opens into a welcoming hall with stairs rising to the first floor and doors leading off to the principal bedroom and to the dining room. For practicality the floor is laid to tiles. The dining room enjoys a view from the box bay window over the front garden. There is a fireplace with timber mantelpiece and multi fuel burner plus a door to a large understairs storage cupboard. The floor is laid to an attractive slate effect tile. A paned glass door opening to the breakfast area of the kitchen.

From the breakfast area there is a door to a walk in store, which is fitted with shelves and lighting. The kitchen overlooks the rear garden and benefits from a solar remote skylight that automatically closes when it rains. The kitchen area is fitted with a range of contemporary soft closing Shaker style units consisting of floor cupboards, separate drawer units, including deep pan drawers and cutlery trays, pull out spice racks, tall pull out larder cupboard plus eye level cupboards and cabinets with counter lighting beneath. There is a generous amount of wood effect laminate work surfaces with matching upstand, part tiled splash back and a one and a half ceramic bowl sink and drainer with a swan neck mixer tap. The built in appliances include a fridge/freezer, dishwasher, large electric oven with hide and slide door plus a combination oven/ microwave above. There is also a five burner gas hob with splash back and extractor hood above. The floor is laid to a slate effect tile.

From the kitchen there is access to the utility room, which is fitted with the same units as the kitchen and houses the combination gas fired central heating boiler and water softener plus space and plumbing for a washing machine and tumble dryer as well as other appliances. There is also the door to the WC. Both these rooms are laid to slate effect tiles.

Also from the kitchen there is a door that opens into a double aspect carpeted sitting room with double doors opening out to the alfresco dining area to the back of the cottage. The principal bedroom enjoys a double aspect with windows to the side and overlooking the front garden. It benefits from a built in wardrobe and walk in wardrobe plus an en-suite shower room, which is fitted with a vanity wash hand basin, low level WC and large walk in shower with mains shower and choice of shower head. There is also access to a large part boarded loft space with drop down ladder and lighting.

First Floor

From the landing there is a window to the side plus doors

to the bedrooms and bathroom. There are two double bedrooms, bedroom three overlooks the rear garden and bedroom two looks out to the front of the cottage with far reaching views over the Blackmore Vale countryside. Both retain original fireplaces and bedroom two has a walk in wardrobe.

The bathroom is fitted with a modern suite consisting of vanity wash hand basin, low level WC and 'P' shaped bath with mains shower over. There is also a linen cupboard with a radiator. The floor is laid to an attractive wood effect LVT.

Outside

Gardens

The property is accessed from a footpath via a timber gate that opens to a path leading to the front door. The rest of the frontage is laid to lawn, fully enclosed with mature privet and beech hedging with gravelled borders. There is also gated side access to the rear garden.

At the back of the cottage there is a good sized south west facing garden that has been beautifully landscaped. There is a large paved seating area immediately to the rear of the property with a curved retaining wall and steps to either side that lead to the main lawned area. To one side there is a paved path leading up the garden, past the studio and garden shed to the large gravelled parking area with double wooden gates to rear access. The garden is fully enclosed with a combination of attractive walling, fencing and mature hedge boundaries. The garden shed has power and light.

The studio measures 5.28 m x 2.74 m/17'4" x 9' and is currently divided into two parts. This large stone built outbuilding has a screed floor, power and lighting and is a versatile allowing multiple usage. Currently in use as a home gym and storage space.

Useful Information

Energy Efficiency Rating D

Council Tax Band E

uPVC Double Glazed Windows

Gas Fired Central Heating from a Combination Boiler (underfloor heating on the ground floor/radiators on the first floor)

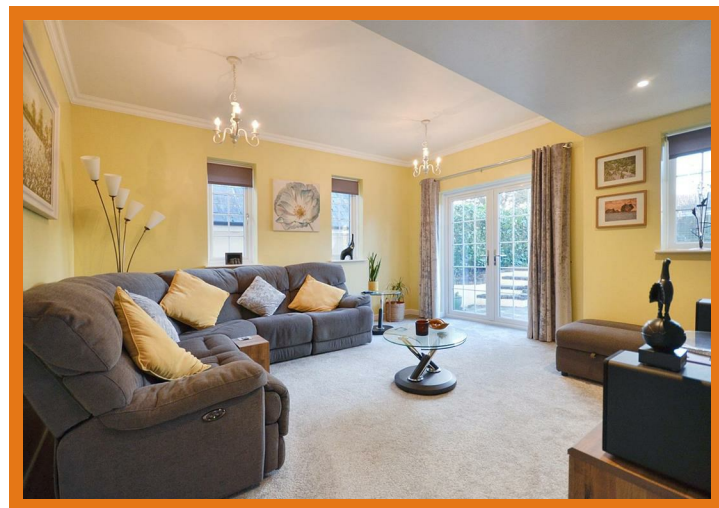
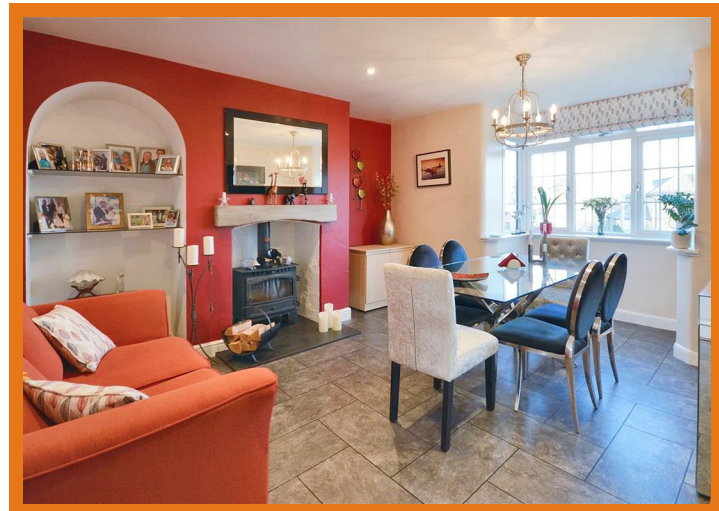
Mains Drainage

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 Stalbridge the property may be found on the left hand side a short distance past the petrol station. Postcode DT10 2PH



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.