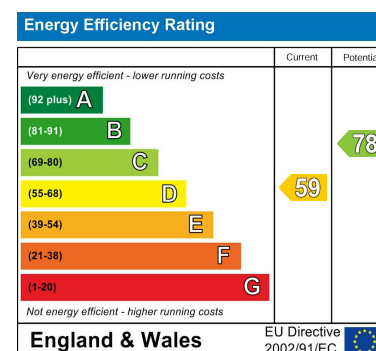


Total area: approx. 105.6 sq. metres (1136.2 sq. feet)



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## Gold Street Stalbridge

Asking Price  
£425,000

A beautifully presented character cottage with three double bedrooms, sitting in good sized grounds that take in a breath taking view over the fabulous Blackmore Vale countryside and situated in one on the most favoured roads in one of Dorset's smallest towns. The property lies within the conservation area and just a short walk to the High Street, where there is a good selection of shops, including an award winning supermarket, opticians, family run butchers and post office. There is also a public house, dentist and community run library as well as a highly rated primary school. In addition, there are other individual businesses.

This delightful home dates to the early 19th century and seamlessly blends period character and modern day comfort. In recent years, this exceptionally well maintained cottage has benefitted from improvements, such as, replacement windows and internal and external painting as well as the installation of a log burner and garden landscaping.

The cottage is perfect for families or for those seeking extra accommodation for guests and work from home space. There are two versatile reception rooms, allowing for flexible living arrangements to suit your lifestyle and both boast log burners that add to the warmth and ambiance of the home. The cottage-style kitchen has enough room for informal dining with family and friends, making it a great social space and has ample cupboards and work surfaces.

Outside, the large garden provides a peaceful spot to enjoy a coffee and catch up with a good book as well as offering a safe environment for children and pets to play freely and has ample entertainment space to host summer gatherings.

The atmosphere of the property is simply wonderful, making it an ideal haven from the hustle and bustle of everyday life. This is a wonderful home that offers a unique lifestyle in a desirable area - just add your own finishing touches and start enjoying life in Gold Street.





## The Property

### Accommodation

#### Inside

##### Ground Floor

The property is approached from the pavement via an original front door with inset glass pane, which opens into a welcoming entrance hall. From the hall, stairs rise to the first floor and doors lead off to the sitting room and dining room. The reception rooms are interchangeable and can be tailored to your own lifestyle requirements. The sitting room has a cottage style window with deep sill/seat to the front of the cottage and benefits from a fireplace with Bressummer beam and a log burner. The dining room also has a paned glass window with seat below and enjoys an outlook to the front. There is a built in cupboard housing meters plus a stone fireplace with Bressummer beam and log burner. For practicality and appearance, there is attractive wood effect flooring. A latch door opens to the kitchen/breakfast room.

The kitchen/breakfast room benefits from uPVC wood effect paned glass windows with deep tiled sills over looking the rear garden. It is fitted with a range of modern country style soft closing kitchen units consisting of floor and eye level cupboards. There is a generous amount of solid wood work surfaces with a tiled splash back and a Butler style sink with swan neck mixer tap. Included in the sale is the integrated dishwasher and range style cooker with gas burners and choice of electric ovens. In addition, there is space for fridge/freezer. For easy cleaning the floor has ceramic tiles.

From the kitchen, there is an original door with inset glass pane to the rear garden and latch door to the utility room where there is space and plumbing for a washing machine and for a tumble dryer plus the central heating boiler and a bi-folding door opens to the cloakroom.

##### First Floor

Stairs rise to a bright landing with window overlooking the rear garden and partial view over the vale in the distance. There is also access access to part boarded loft space with pull down ladder and light and doors leading to the bathroom and bedrooms. The bathroom is fitted with a modern suite consisting of a low level WC with economy flush facility, vanity style wash hand basin with swan neck mixer tap and bath with shower over and wood panelled side. The floor is laid to an attractive green slate tile. All the bedrooms are double sized with bedrooms one and two benefitting from built in wardrobes and exposed floorboards. Bedroom two also has the original fireplace.

#### Outside

##### Gardens

To the front of the cottage there is a pebbled area, which is ideal for pot plant display. The rear garden has been beautifully landscaped with various areas of interest. Immediately to the back of the cottage there is a seating area with original flagstones - steps rise to a gravelled seating area that is bordered by shrub and flower beds and stone steps gently rise to a meandering stone path that leads to the lawn. There are two stores, ideal for garden tools and furniture and steps rising to the decked balcony that has plenty of storage under for logs and other items and boasts a terrific view over the Blackmore Vale countryside. The garden is of a good size and enjoys plenty of sunshine and a good degree of privacy.

#### Useful Information

Energy Efficiency Rating D

Council Tax Band D

Wood Frame Micro Double Glazing - front elevation and wood effect uPVC to most of the rear elevation

Gas Fired Central Heating

Mains Drainage

Freehold

#### Directions

##### From the Sturminster Newton Office

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. The property is situated a short way along on the right. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.