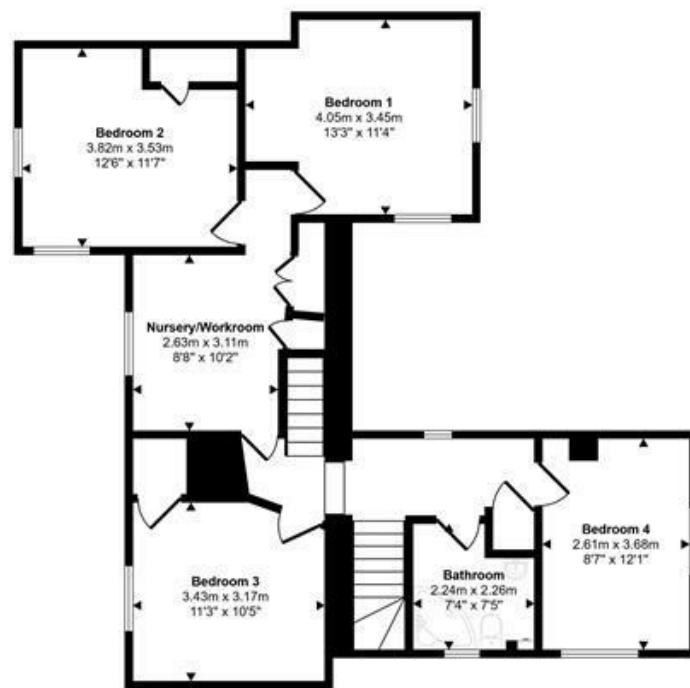


Ground Floor  
Approx 107 sq m / 1154 sq ft

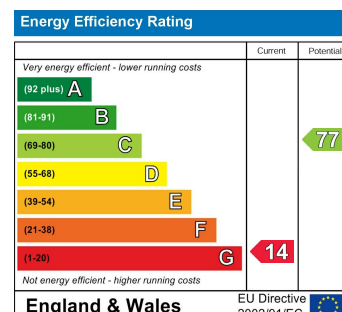


First Floor  
Approx 80 sq m / 866 sq ft

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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# Morton • New

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## Fiddleford Sturminster Newton

Guide Price  
£600,000

A Unique and Characterful Detached Cottage with Stunning Gardens and Development Potential

Bursting with personality and rich in history, this utterly unique detached cottage offers over 2,000 sq ft of beautifully blended living space, combining early 19th-century charm with a sympathetic extension that enhances both flow and function.

Set in approximately 0.6 acres of enchanting grounds, the property enjoys a semi rural setting backing onto open fields. The gardens are a true delight, with a mix of formal landscaping and a flourishing orchard, plus a range useful outbuildings—perfect for storage or future conversion.

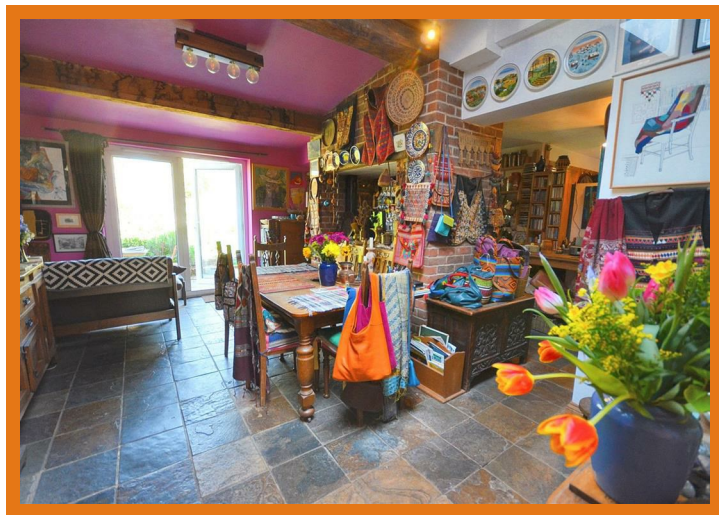
Inside, the home is as spacious as it is welcoming, featuring four generous double bedrooms, a study or hobby space, a family bathroom, and an additional ground floor shower room. The heart of the home is the open-plan kitchen/dining/family room, warmed by a traditional Stanley range—ideal for gatherings and everyday living. You'll also find a snug, a formal sitting room, and a separate office—each with its own fireplace—plus a charming conservatory that is ideal for a coffee and a good book.

Full of characterful details, from exposed beams and period fireplaces to quirky nooks and cosy corners, this is a home that tells a story in every room. Yet it still offers exciting potential: subject to planning, there's scope for an additional dwelling within the grounds.

Whether you're searching for a forever family home, a rural retreat, or a rare opportunity with room to grow, this distinctive cottage is truly one of a kind.

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## The Property

### Accommodation

#### Inside

##### Ground Floor

The main entrance lies to the side of the cottage where there is a useful porch with a door that opens into the main entrance hall. This has plenty of space for coats, boots and shoes. Stairs rise to the first floor and there is access to the shower room and opening to the kitchen/dining and family room. The floor is laid in an attractive and practical slate tile, which continues into the shower room, kitchen/dining/family room and the snug.

The kitchen area enjoys a double outlook and has a range of rustic style cupboards and shelves as well as freestanding units. There is a generous amount of wood work surfaces and a Butler sink with a mixer tap. The Stanley range (oil fired) benefits from a feature brick surround and opens into the dining room, which allows for the chef to be part of the conversation. There is also a separate electric oven and induction hob for the summer months. The dining area boasts exposed ceiling beams and enjoys plenty of natural light from the lantern skylight and double doors open to the rear garden. The utility room has plenty of storage and work surfaces as well as space for appliances and plumbing for a washing machine.

There is a spacious sitting room with a sash

window to the front and an inglenook style fireplace with beam and wood burner. There are exposed ceiling beams and floorboards, painted stone walls as well as some wood panelling to the walls. The snug/reception room offers a great place to cosy up in front of the fire on chilly winter days and has stairs rising to the first floor and a door to the hall, which has a flagstone floor and a door to the study, where there also has a fireplace, built in book cases and a door opening to the conservatory.

##### First Floor

On this floor there is the main bathroom, which is fitted with a suite consisting of wash hand basin, WC and bath with mixer tap and telephone style shower attachment plus an electric shower above. In addition, there are four double bedrooms, all with a degree of rural outlook. You will also find a good sized inner landing, which is ideal as a study, hobbies space or occasional bedroom.

#### Outside

##### A Truly Enchanting Garden Retreat

This remarkable garden is a haven for both children and gardening enthusiasts, offering a mix of open lawn, mature trees—including a striking Judas tree and Ginkgo—and charming heritage touches like the remains of an old privy. A paved seating area at the rear invites outdoor dining and relaxation, while the orchard, bursting with fruit trees and berry bushes, adds

a productive twist.

Outbuildings include two large timber workshops, a greenhouse, and various sheds, all set against a backdrop of open fields. With water taps thoughtfully placed throughout and ample space at the side for parking or even a future annexe (STP), this garden is as practical as it is magical. Workshop one measurements: 7.2m x 3.6m. Workshop two measurements: 3.6m x 5m.

#### Useful Information

Energy Efficiency Rating tba  
Council Tax Band C  
uPVC Double Glazing (sash style at the front)  
Oil Fired Central Heating  
Septic Tank  
Freehold

#### Directions

Postcode DT10 2BX - What3words - collide.attaching.tomorrow

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