



**MYRTLE COTTAGE GLUE HILL,
STURMINSTER NEWTON, DT10 2DJ**

**£540,000
FREEHOLD**

Beautifully refurbished semi-detached character cottage offering over 1,800 sq ft of flexible living space with three double bedrooms, three reception rooms, South Westerly garden and delightful countryside views. Combining charming period features with stylish modern upgrades, the property includes a stunning contemporary kitchen, conservatory, landscaped gardens, double garage/workshop and driveway parking, all within walking distance of the town centre and amenities.



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MYRTLE COTTAGE GLUE HILL

- Beautifully renovated
- South-Westerly Garden
- Double garage & Driveway
- Three Reception Room
- Utility room
- Countryside views
- Characterful features



Description:

A beautifully refurbished semi-detached character cottage offering stylish and versatile living accommodation, perfectly positioned where town and countryside meet. Enjoying delightful rural views whilst remaining within easy walking distance of the town centre and its excellent amenities, this charming home effortlessly combines period character with contemporary comfort.

Historically, we believe the original cottage dates to the 1800s, in the early 1980's it became two separated cottages following a large wrap around extension, in more recent years becoming one incredible cottage, which was then thoughtfully transformed by the current owners. The result is an elegant and bright home that retains a wealth of original features, including exposed beams, fireplace, bespoke solid wood latch doors and painted floorboards, while benefiting from extensive modern upgrades throughout.

The accommodation is both generous and flexible, comprising three double bedrooms, three reception rooms, and two staircases, making the property ideally suited to family living, home working, or multi-generational needs. At the heart of the home is a stunning contemporary kitchen fitted with Wren soft-close cabinetry, solid oak and quartz worktops, integrated appliances, and a central island, complemented by a separate utility room and two stylish shower rooms.

Further improvements include a new central heating system with a blend of traditional and modern radiators, updated electrics, replacement flooring throughout in oak, slate and carpet finishes, a new uPVC conservatory, and a replaced flat roof with the remainder of a 20-year guarantee.

Outside, the landscaped gardens enjoy a sunny South-Westerly aspect and offer a wonderful mix of lawn, mature planting, and original flagstone pathways, all enclosed for privacy. A double garage/workshop with electric remote-controlled door and driveway parking for two to three vehicles complete this impressive home.

This exceptional cottage offers the perfect balance of character, space, and modern living in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this unique property has to offer.

About the Town

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale, in an elevated position by the River Stour. There are many fascinating properties here from a wide variety of periods and this is particularly noticeable around the town centre. You will also find an excellent variety of independent shops, eateries and two supermarkets, a bakers, a greengrocers and a butchers shop selling produce from their own farm, there are also both Doctors and Dental Practices in the centre as well as a veterinary practice with 24 HR cover. The hub of the town is 'The Exchange', where many local groups and societies meet and you might catch a live, music, theatre or comedy show. The area is well served by both state and private schools with popular first and secondary schools within the town.

Surrounded by Beautiful Dorset Countryside and with excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. Whilst walking the path, why not take in the old railway station at Shillingstone where you can grab a tea and homemade cake in the station house or visit the railway museum, run by volunteers and enthusiasts, a short section of line has been re-instated and soon you may be able to take a short ride on one of the restored engines back to Sturminster. A short walk from the town centre you can cross the Stour on an historic five arch bridge and visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx. 27miles), away and here you can find a wide variety of water sports, including, 'The Portland Sailing Academy' where many of the UK's budding Olympians train, along with many stunning coastal walks.



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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band C

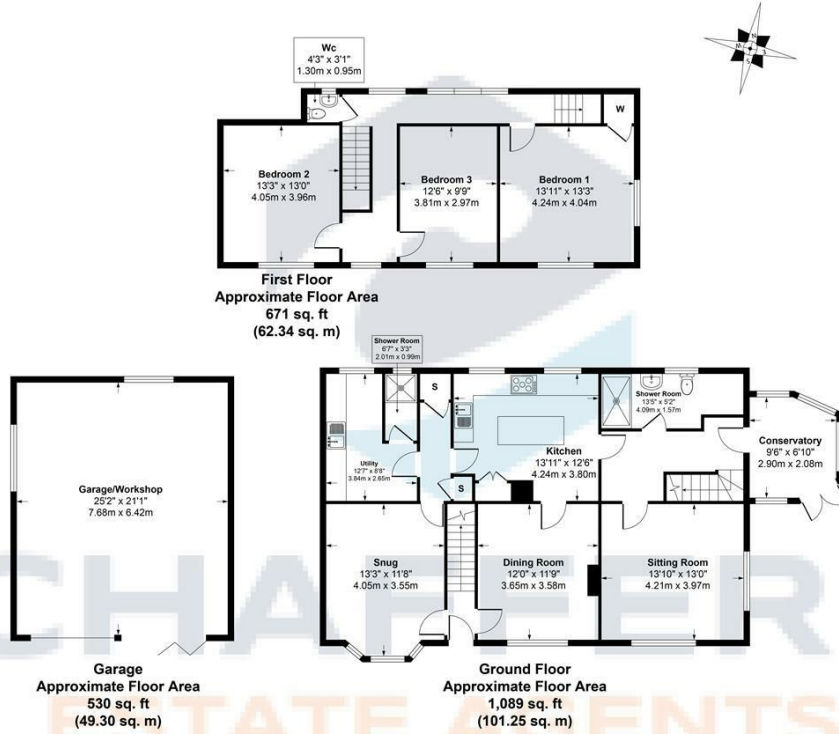
Viewings – By Appointment Only

Floor Area – 2290.00 sq ft

Tenure – Freehold



Glue Hill, Sturminster Newton, Dorset, DT10



Approximate Gross Internal Floor Area 2,290 sq. ft / 212.89 sq. m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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