

Symonds  
& Sampson



TRANTERS LOFT

# Tranters Loft

Market Cross, Sturminster Newton, Dorset



# Tranters Loft

Market Cross  
Sturminster Newton  
Dorset DT10 1AN

A spacious and updated period converted apartment sitting centrally in the town, close to all the facilities.

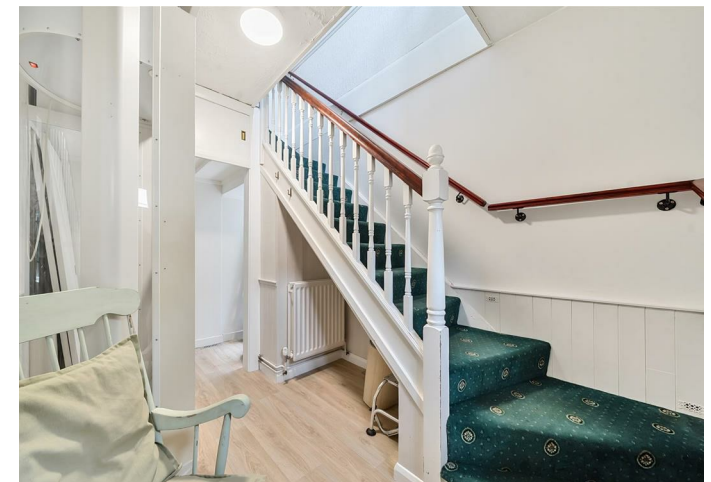


- Centrally placed apartment within the town
  - Pretty courtyard garden, own front door
    - High ceilings, large reception room
  - Lift in place from private lobby to 1st floor
- New long lease finalised / External works completed
  - No onward chain

Guide Price **£215,000**

Leasehold

Sturminster Sales  
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### THE DWELLING

Tranters Loft is an intriguing 1st floor apartment in the heart of Sturminster Newton. Approached from Market Cross, and on through the garden, the large entrance lobby has a lift to the 1st floor and a storage area to the rear. Stairs lead to the landing with the sitting room taking in views along Sturminster's Market Place. The sitting room is particularly spacious with feature fireplace and three large windows giving light and air to the room. A dining room is off set in a large alcove off the sitting room. Two double bedrooms are quietly to the rear of the building, the principal bedroom having a wall of wardrobes. Nearer the sitting room is a family bathroom and the modernised kitchen has a full range of wall and floor units with the usual appliances.

### ACCOMMODATION

See Floor Plan: A lift is in the entrance lobby with access to the landing above. The kitchen and bathroom have been upgraded in recent years. At the end of 2025, the external fabric of the building has been cleaned & repointed.

### SITUATION

Sturminster Newton is a traditional old market town. The town has a range of shops including traditional butchers and delicatessen, supermarket, cafes, pub, library, doctor and dental practices, health centre, churches and schools. The town also has an exceptional and active arts centre which provides a wide range of music, theatre and other events, a recreation ground and the surrounding area has some fantastic walking countryside.

### OUTSIDE

The garden is offered with Tranters Loft by way of quiet enjoyment from the freeholder. The maintenance of the garden lies with Tranters Loft and is made up of fencings and a bed of mature flowers and shrubs, making for an attractive place to be. The bin area is to the street end of the property, away from the flat entrance.

### DIRECTIONS

What3words:///forced.remain.panoramic

### SERVICES

Mains water, electricity, gas and drainage are connected to the property. Mains gas central heating system.

### MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is likely inside and outside – (coverage is best provided by EE Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C

Agents Notes: Access for bin storage is towards the road through the side gate, for use of bins to both Tranters Loft and The Old Bakery

Rights of Way: Old Bakery has some 'limited' access to their rear door through the garden

Parking: Town Permits are available from the Council (subject to status)

Lease: The lease has been extended by the statutory 90 years in 2025 and will have approximately 177 years remaining.

Service Charge: Ad hoc basis. The externals have been updated and paid for end of 2025. TL 40%, The Old Bakery 40%, Shop 20%

Ground Rent: Proposed Peppercorn with extended lease

Building Insurance currently £235.70 per annum paid in March.





# Tranters Loft, Market Cross, Sturminster Newton

Approximate Area = 1125 sq ft / 104.5 sq m

For identification only - Not to scale

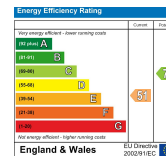


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1297645



WT December 2025



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