

Old Forge Cottage, Barrow Hill, Stalbridge, Sturminster Newton, Dorset

£1,400 Per Month / £346 per week Council Tax Band: D

Barrow Hill,
Stalbridge, Sturminster Newton,
Dorset, DT10 2QX

- Unfurnished
- Available mid August
- Long term let preferred
- Nestled in a desirable village
- Well established garden
- Off Street Parking and garage

Viewing strictly by appointment
Symonds & Sampson
01258 473766













The Property
Available immediately for an initial 12 month tenancy with preference for a longer term tenancy. Not suitable for young children due to layout of the garden. Pet considered at Landlords discretion. Rent includes garden maintenance.

A charming three bedroom thatched cottage situated within walking distance of local amenities.

The property offers many character features typical of a country cottage including an inglenook fireplace and beamed ceilings. It has been modernised with gas central heating, wooden framed double glazing, and a wood burner.

The accommodation comprises sitting room, spacious kitchen diner, utility room, bathroom and three bedrooms one of which has an en-suite shower room.

The garden is landscaped with a water feature and Japanese tea room. The cost of garden maintenance is included in the rent. There is off street parking and a single garage.

The rent is exclusive of all utility bills including council tax, mains gas, electric, water and drainage. As stated on the Ofcom website, indoor mobile signal is limited, outdoor mobile signal is likely and ultrafast broadband is provided to the property. There is a medium risk of flooding from surface water and very low risk of flooding from rivers and the sea as stated by the GOV.UK website. The property has gas central heating and will be let unfurnished.

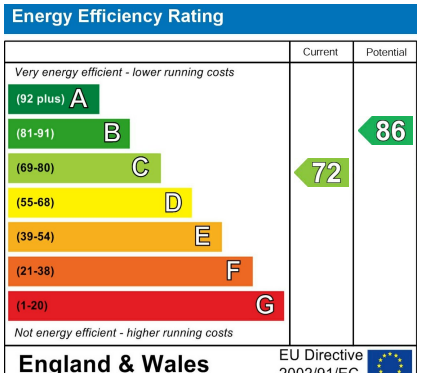
Situation
Stalbridge is Dorset's smallest town boasting a busy traditional High Street with many shops and businesses including post office, butcher, hairdresser, doctors, dentist, cycle shop and busy local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school. The market town of Sturminster Newton is approximately 6 miles to the south and the larger towns of Shaftesbury, Sherborne and Wincanton are within a 20 minute drive. Road links are excellent with the A30 at Henstridge and A303 at Wincanton and Templecombe (3.5 miles) has a mainline railway to London Waterloo. The coast at Bournemouth/Poole is within an hour's drive.

Directions
In the village of Stalbridge, from Henstridge direction, Barrow Hill is the turning on the right hand side just before Dikes supermarket.

Holding Deposit
£346

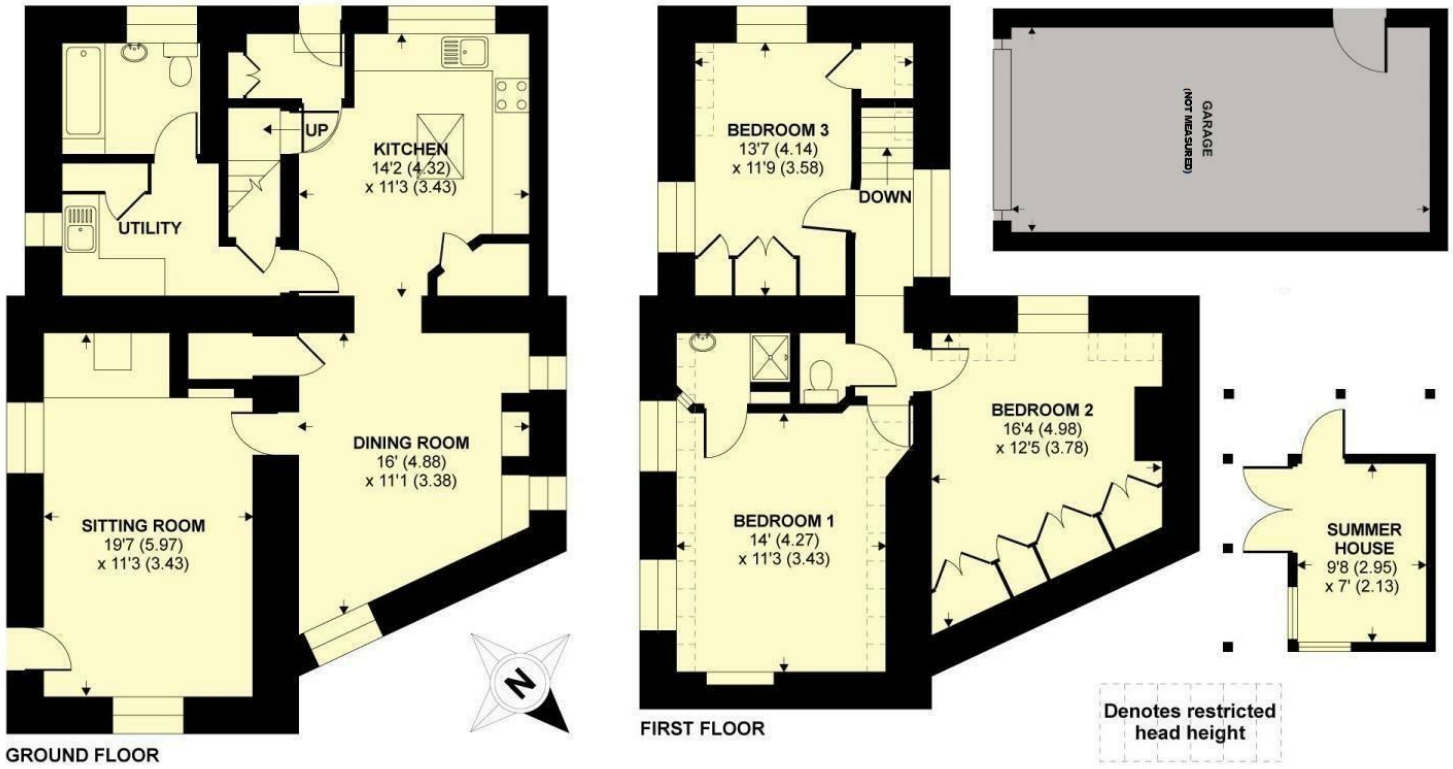
Security Deposit
£1730

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APPROX. GROSS INTERNAL FLOOR AREA 1392 SQ FT 129.3 SQ METRES (EXCLUDES GARAGE, OUTBUILDING & RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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