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



## Newton Sturminster Newton

**Guide Price**  
**£650,000**

A great opportunity to purchase a piece of English Heritage with this Grade II listed property - boasting in excess of 3416 sq. ft (317 sq. m)

Nestled in the picturesque town of Sturminster Newton, Dorset, this enchanting Grade II listed thatched cottage offers an exceptional blend of period charm and modern versatility. Featuring three spacious bedrooms, this characterful home boasts exposed beams, original features, and a welcoming ambiance throughout.

In addition to the main residence, the property includes two additional two-bedroom self-contained annexes. Each thoughtfully designed with independent access. Currently generating regular income as holiday lets, they also provide flexibility for long-term rentals, or family accommodation.

The cottage is set within a large, beautifully landscaped garden, providing a tranquil retreat with mature trees, vibrant flower beds, and inviting seating areas. Ample parking complements the generous outdoor space, ensuring convenience for residents and visitors alike.

This unique and versatile property offers an extraordinary opportunity to embrace rural living while benefiting from additional income streams, all within the charming and well-connected community of Sturminster Newton.

On the ground floor there is are two good sized reception rooms that offer flexible usage, good sized combined kitchen and dining room plus a shower room and laundry/boot room. On the first floor, there's the bathroom plus three double bedrooms. Outside, there is a workshop/garage and two holiday cottages with open plan living space and two bedrooms. There is good parking and extensive grounds extending to about half an acre.





### The Property

### Accommodation

#### Inside

##### Ground Floor

Living at the property you would enter via the stable door to the rear of the cottage. This opens into a large combined kitchen and dining room that retains many character features. There are exposed ceiling beams and wood framework, fireplace with the original bread oven and flagstone hearth and interesting details such as the display alcoves. The kitchen area is fitted with a range of modern Shaker style units consisting of floor cupboards some with drawers. plenty of work surfaces with a tiled splash back and stainless steel sink and drainer with a swan neck mixer tap. There is space and plumbing for a dishwasher, fridge/freezer and range cooker - these may be bought by separate negotiation. There is a door that opens into the sitting room and a passage by the side of the chimney breast that also provides access to the sitting room.

The sitting room again is full of character features with ceiling beams and wood framework as well as a super inglenook fireplace with Bressummer beam, the old salt upboard and the passage into the kitchen. From the sitting room there is a door to an inner hall with a feature exposed wattle and daub wall, utility area and doors leading off to the wet room, store room and the guest laundry/boot room. Also from the sitting room, an original style door opens into the formal entrance hall with doors to the front and rear of the property and stairs rising to the first floor. On the other side of the hall is a further reception room offering flexible usage and fitted with book/storage shelves. It too has character features, including an impressive inglenook fireplace.

##### First Floor

The landing provides access to all three double bedrooms and the bathroom. There is also a built-in cupboard, access to the eaves and more historic detail, including plank and muntin panels and internal walls made from linen. Bedroom one has a pitched ceiling and a view to the rear, and two large built-in cupboards. Bedroom two has a front aspect and two large built-in cupboards and bedroom three, also has a pitched ceiling with exposed timbers with a view to the side and one large eaves cupboard. The bathroom is fitted with a modern suite consisting of Victorian style bath with mixer tap and telephone style shower attachment, shower cubicle with electric shower, low level WC and a wall mounted wash hand basin.

#### Outside

##### Parking, Workshop and Barn

The property is approached from the road onto a block paved pull in where a metal gate opens to the parking. There is plenty of room for multiple vehicles, including boats, caravans or motor homes. There is a small storage/potting shed, workshop attached to the holiday lets and detached barn, perfect for storage.

#### Gardens

The main garden lies to the side of the drive, a private aspect

mostly laid to lawn with borders planted with a variety of cottage plants. There is a working well, pergola walk and vegetable patch with greenhouse. Connected to this, a further section of garden offers more lawn and a summerhouse. At the back of the cottage and holiday lets there is more lawned garden plus a seating area with some of the original flagstones. In total the plot extends to 0.57 of an acre.

### The Holiday Cottages

#### Jasmine and Rose - The Holiday Cottages

The two cottages provide the same accommodation as each other. There is a double bedroom and single bedroom, modern shower room plus an open plan living space with kitchen area that is fitted with cupboards, work surfaces with tiled splash back and sink and includes a built in electric oven and hob plus a fridge. The cottages are heated via electric wall mounted panel heaters.

The potential turnover is in the region of £20,000 to £25,000 per annum.

### Useful Information

Energy Efficiency Rating ' Exempt' - Grade II Listed Council Tax Band F

Original Cottage Windows - nearly all with secondary glazing

Gas Fired Central Heating from a Combination Boiler - main residence and Electric Heating - holiday lets

Annexes- Currently successful holiday lets generating a yearly turnover of between £20,000-£25,000 p/a.

Mains Drainage

Freehold

Reed Thatch

The Ridge was redone Summer of 2024.

### The Location

#### Sturminster Newton

The property is situated on the fringe of the market town of Sturminster Newton. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's.

### Directions

#### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn right onto the A357 heading towards Sherborne. The property will be found a short distance on the right hand side before the turning to Stalbridge Lane. Postcode DT10 2DQ



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