

MORTON NEW
COUNTRY PROPERTIES

Penny Street,
Sturminster Newton

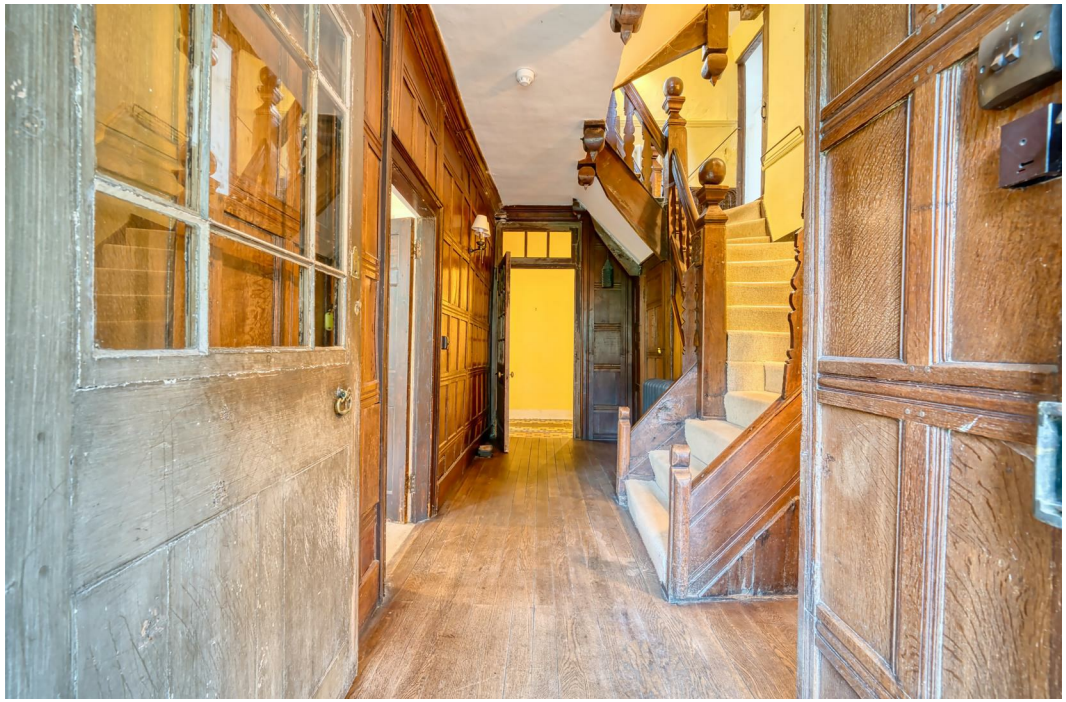
A substantial Grade II listed seven-bedroom family home, offered to the market with the added benefit of no onward chain. Dating back to the 17th century with elegant 18th century additions, Vine House is bursting with period character and comes with a self-contained one-bedroom annexe, extensive private gardens, parking for at least four cars and a garage. It is set just a few strides from the centre of the popular market town of Sturminster Newton – a rare find indeed for a home of this size.

The property is now in need of updating throughout, and with that comes a fantastic opportunity for a new owner to put their own stamp on it and create a truly special home. The character is already here, with exposed beams, stone mullioned windows with leaded lights, open fireplaces in nearly every room and a wood panelled reception hall with a fabulous staircase. Two boilers have recently been installed, and the attic rooms and courtyard stores offer further scope, subject to the necessary permissions. One of the highlights of this home is the garden, which enjoys a sunny aspect, a high degree of privacy and a view of the church tower.

This is a fabulous opportunity for growing families, multi-generational living or anyone looking for a project with real reward. On the ground floor there are five reception rooms, the kitchen, pantry, utility and boot room, a WC and the annexe, with seven bedrooms and three bathrooms on the first floor and three further rooms on the second floor. Outside, there is driveway parking, a garage, a rear courtyard with two stores and lawned gardens.

Sturminster Newton is a thriving market town with a weekly Monday market, independent shops, doctor and dentist surgeries and schooling for all ages, plus fabulous walks along the Trailway and the famous water mill nearby.













The Property

Inside

Ground Floor

The original front door, with fanlight above, opens into a practical entrance hall with room for coats, boots and shoes. From here a door leads into a cosy snug with an open fireplace and exposed beams, which links through to a further hall, the dining room and another reception room. This room is currently used as an office, has a lift to the first floor and scope to open up the fireplace. The dining room is packed with character – stone mullioned leaded light windows with window seats, exposed ceiling beams, an open fireplace and wood flooring. A door with an impressive door case opens into the main reception hall, quite possibly once the principal entrance. It's a real showstopper, with a fine staircase, wood panelled walls, wood flooring and doors to the garden porch, a further hall and the sitting room. The sitting room is bright and generous, with picture rails, an open fireplace with stone surround and double doors to a small room that would make an ideal potting room.

An inner hall gives access to the drive at the side, a WC, the annexe and the kitchen. The kitchen has plenty of room for a table and chairs and is fitted with modern units, a good amount of work surface, a ceramic sink, built-in electric oven, gas hob with extractor hood above and an Aga. Beyond are a pantry and a utility and boot room, both with flagstone floors, the latter with a door to the rear courtyard. With so much space around it, there's real potential to create a spectacular kitchen dining room at the heart of the house, subject to listed building consent.

The Annexe

Attached to the main house, the single-storey annexe has a good-sized sitting room, a bedroom and a bathroom, with scope to add a kitchen. It's ideal for a relative, guests or older children, or as a home office or holiday let, subject to the necessary permissions.

First Floor

The staircase rises and divides to two landings. To the front, overlooking the lane, are four generous double bedrooms, two with fireplaces and one with a Jack and Jill bathroom. The principal bedroom looks out over the garden and has a fireplace and a Jack and Jill shower room. This opens to a second landing with another staircase down to the hall, bedroom seven or study, and walk-in airing cupboards. From the front landing there is the family bathroom, and an inner hall leads to the Jack and Jill bathroom and a further double bedroom with rear and side aspects.

Second Floor

The main staircase continues up and divides. On one side, a small hall leads to two rooms; on the other, the stairs rise to a landing and a further room. This whole floor is a blank canvas – extra bedrooms, a playroom, studio or home cinema could all be possible, subject to the necessary permissions.

Outside

Gardens

The gardens are one of Vine House's biggest surprises for a town centre address. They lie mainly to the side of the house, with a spacious sun terrace and a great sweep of lawn enclosed by mature trees. Behind the trees at the far end is a further area of land with fruit trees. The whole garden enjoys a sunny aspect, a high degree of privacy and a view of the church tower – perfect for family life, summer parties and anyone with green fingers.

Parking and Garage

From the lane, a drive provides parking for at least four cars and leads up to the garage, which has an up and over door, light and power. A gate from the drive opens into the rear courtyard, where two stores offer potential for a workshop, studio or home office, subject to the necessary permissions.

Useful Information

Energy Efficiency Rating 'Exempt' due to Grade II Listed Status
Council Tax Band G
Original Windows and Doors
Gas Fired Central Heating from two recently installed boilers
Mains Drainage
Freehold
No Onward Chain
Scope to Enhance - subject to the necessary permissions

Location and Directions

Vine House is situated just a few strides from the centre of the historic market town of Sturminster Newton. Steeped in history and tradition, the town still holds its weekly Monday market and offers the best of both town and country living, with easy access to some fabulous walks, including the Trailway, and the famous water mill close by. There is a range of independent shops and chain stores, doctor and dentist surgeries, a variety of entertainment venues and schooling for all ages. Private schools are within easy reach, including Clayesmore, Bryanston, Hazelgrove Prep and the Sherborne schools. Further facilities can be found about 10 miles away at Blandford, Shaftesbury, Sherborne and Gillingham. Sherborne and Gillingham both have mainline railway stations, with services to London Waterloo and Exeter St Davids.

Postcode – DT10 1DE

What3words – chair.unwind.whirlwind









Approx Gross Internal Area
656 sq m / 7062 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.

01258 473030

1 Market House, Market Place, Sturminster
Newton, Dorset, DT10 1AS
sales@mortonnew.co.uk
www.mortonnew.co.uk

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