



2 RING STREET STURMINSTER NEWTON, DT10 2LZ

£140,000
FREEHOLD

Believed to date back to the 17th Century, this charming and quirky one bedroom mid-terrace stone cottage is offered to the market with no onward chain. Full of character features yet perfectly suited to modern life this grade II cottage really is a MUST SEE!

** For Sale By Online Auction ** Pre-Auction Offers Considered **



2 RING STREET

- *Auction Date- 3rd March 2026*
- *Buyers Fee Applies, Auction Pack Available on Request
- Lovely Cottage Garden with Covered Seating
- Fully Fitted Modern Kitchen
- Feature Fireplace
- Recently Re-Wired
- Great First Buy, Great Holiday Let
- NO ONWARD CHAIN
- Central Heating with Modern Electric Boiler
- Period Features Throughout



Accommodation

This charming and quirky two-bedroom mid-terrace stone cottage is offered to the market with no onward chain, providing a unique opportunity to move unencumbered. Just a few steps from the high street of one of Dorset's smallest towns and you can step into this beautiful, spacious one bedroom Grade II cottage via the wooden front door with glass panels. After removing your coat in the entrance hall, you step into a warm and welcoming living room which retains many charming character features such as, deep window sills and a feature fireplace housing a wood burning stove. Warmth and comfort are well catered for, with central heating powered from a recently fitted electric boiler and secondary glazing at the front of the property. The living area continues toward the rear of the cottage where there is a fully fitted kitchen-diner with more than enough room to cook up a culinary masterpiece to impress your guests, and with French Doors leading out into the beautiful cottage garden this is a wonderful space to entertain. With Limed Oak LVT Flooring and open planning, the ground floor really does provide a versatile and flexible space.

Climbing the stairs to the first floor there is a spacious bedroom suite which provides a flexible space which can be utilized in any way which suits your lifestyle, Whilst there is just the one bedroom, the generous proportions and layout along with the bathroom, which has 'Jack n Jill' doors, mean that occasional guests can easily stay over.

A viewing is essential to appreciate the potential of making this cottage into your home, to take in the

views, and to explore the delightful and magical garden.

Outside

One of the many jewels in a shining crown is the enclosed rear cottage garden, this truly is a fantastic space for out door entertaining, French doors lead out from the kitchen diner onto a lovely patio area and there is no need to retreat back into the house if there is a summer shower as there is a lovely covered seating area next to the patio. The garden is bordered by a wide variety of shrubs which provide a colourful backdrop to any dinner or garden party.

The Area

Stalbridge, a market town dating back to Saxon times, is Dorset's smallest town. Close to the border with Somerset the town is surrounded by beautiful countryside, with excellent access to many walks which take in a variety of Dorset environments, including river, vale and hillside. The town itself, boasts a busy high street, where you will find a healthy variety of independent businesses, including shops, butchers, florists, cafes, pubs and hairdressers, there is further a popular long running family supermarket, which also has a popular café. The town has an excellent community feel and further boasts a well attended primary school, a church and a petrol station with a small supermarket. The nearest railway station is some three miles away at Templecombe, providing links to London and the West Country, road links are also good, with excellent access to connecting roads to the rest of Dorset and beyond, with the world famous

Jurassic Coast being less than an hour away by car. In and around Stalbridge, you can visit historical sites like Sherborne Abbey and Old Castle, enjoy the outdoors at the North Dorset Trailway, or attractions like Sturminster Newton Mill and the Museum of East Dorset. Other nearby sites include the Gold Hill Museum, Badbury Rings, and various parks and gardens in the wider Dorset area

Although Stalbridge has been developed in recent years, it still has a timeless character and charm. For those who like small towns, Stalbridge is an ideal and peaceful centre from which to explore the surrounding area, and with excellent road and rail links to the A30 at Henstridge and the A303 at Wincanton as well as the mainline Station at nearby Templecombe, both London and The west Country are all easily accessed.

Modern Auction T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940

inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

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ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 440.00 sq ft

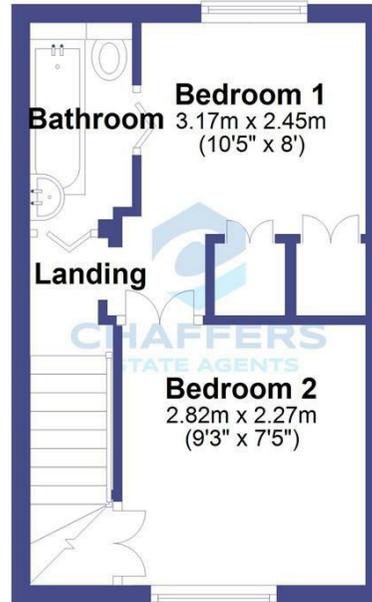
Tenure – Freehold



Ground Floor



First Floor



Not to scale. For illustration purposes only. Plan indicates property layout only.
Plan produced using PlanUp.

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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