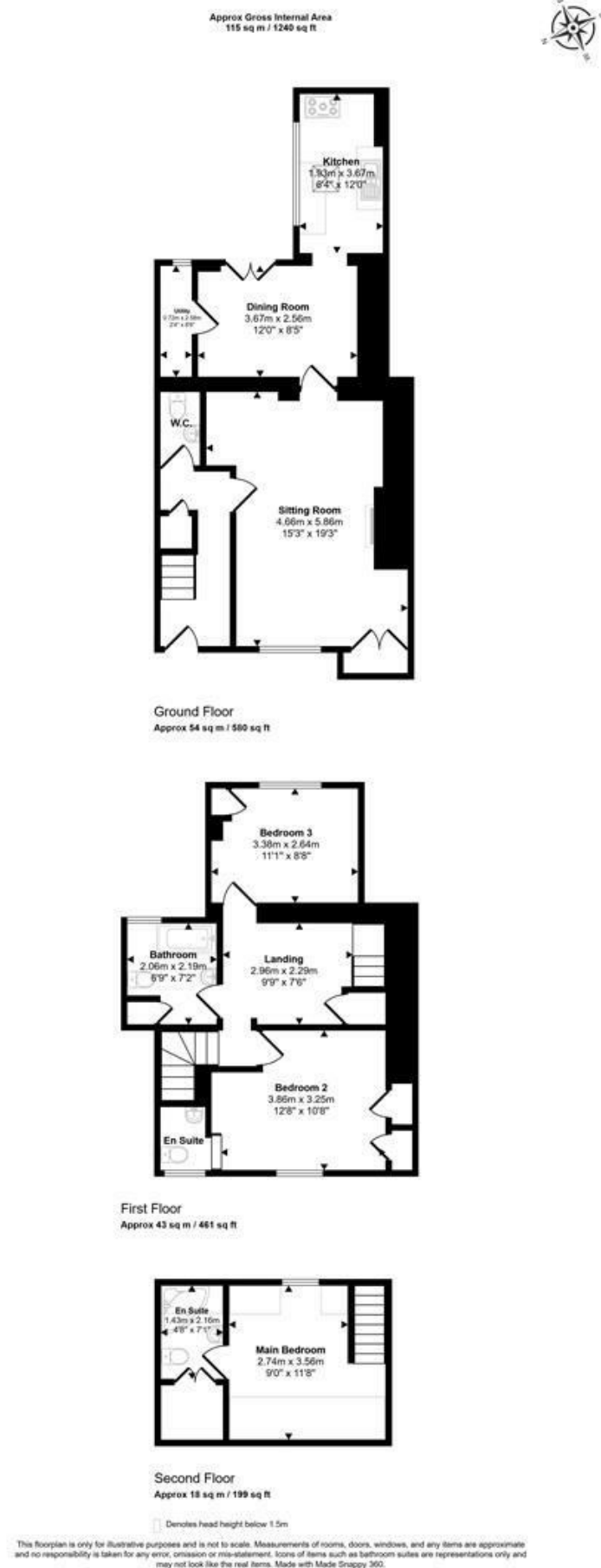


Morton • New

selling and letting properties



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



Church Street Sturminster Newton

Asking Price
£280,000

Offered for sale with no onward chain, this charming Grade II listed end of terrace cottage offers spacious and characterful accommodation arranged over three floors, with three bedrooms, two bathrooms and an en suite shower room. Successfully run as an Airbnb for the past five years, the property offers an interesting opportunity for those considering holiday letting, while being equally well suited as a permanent home or second home.

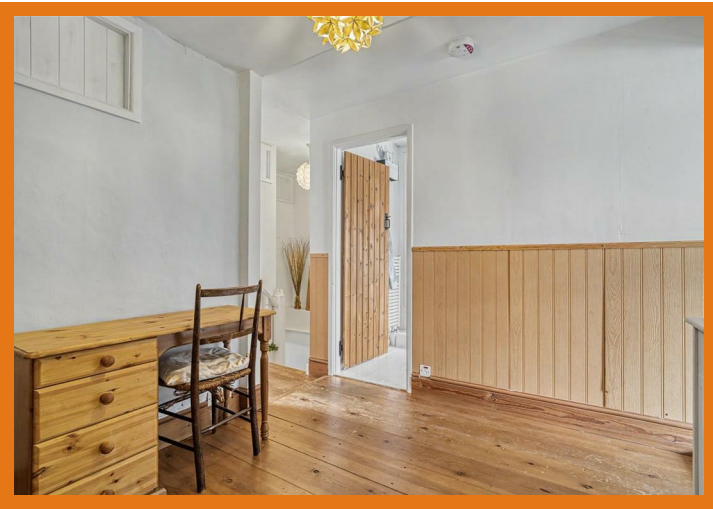
Ideally positioned just off the main high street in the centre of Sturminster Newton, the property enjoys a particularly convenient setting, with the town's shops, cafés and everyday amenities all within an easy, flat and level walk. There is no parking at the property itself, however parking is available close by.

There is a lovely sense of character throughout, with sash windows, exposed beams, wooden flooring, parquet flooring and an attractive brick fireplace with a multi-fuel style stove. The ground floor accommodation includes a comfortable sitting room, separate dining room and kitchen, with French doors opening from the dining room onto the private courtyard garden.

The bedrooms are arranged over the first and second floors, giving the property a practical and flexible layout. The principal bedroom has fitted wardrobes and an en suite shower room, while the second-floor bedroom also benefits from its own en suite bathroom. A further bathroom serves the first floor.

Outside, the courtyard garden is private, attractive and easy to maintain, providing a pleasant space for sitting out and entertaining. Combined with its central position, period features, generous accommodation and proven letting history, this is a very appealing character property within easy reach of everything Sturminster Newton has to offer.

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The Property

Inside

Ground Floor

The front door opens directly into the sitting room, a wonderfully characterful space with parquet flooring, exposed ceiling beams and a substantial brick fireplace fitted with a multi-fuel style stove. There is a lovely sense of warmth and individuality to the room, with the sash window to the front bringing in plenty of natural light and adding to the traditional feel of the cottage. From the sitting room the accommodation continues through to the separate dining room. This is another attractive room with terracotta tiled flooring and French doors opening directly onto the courtyard garden. The layout works particularly well for entertaining, with the dining space linking easily to both the kitchen and outside area. The kitchen is positioned to the rear and continues the terracotta tiled flooring. It is fitted with a range of mainly base level cupboards with additional wall mounted storage and space for a freestanding range style cooker. A Velux window allows extra light into the room and helps create a bright and pleasant working space. There is also a useful ground floor cloakroom fitted with a WC and wash hand basin.

First Floor

Stairs rise to the first floor landing, where there are two bedrooms and the main bathroom. The principal bedroom is a generous double room

with attractive wooden floorboards and fitted wardrobes providing useful storage. It also benefits from its own en suite shower room. Bedroom two is another comfortable and well-proportioned room with wooden flooring and good natural light. The main bathroom is situated off the landing and is fitted with a bath with shower over, WC and wash hand basin.

Second Floor

A further staircase rises to the second floor where there is a third bedroom. This is a particularly charming room, set within the roofline with exposed timbers and wooden flooring, giving it plenty of character. It also benefits from its own en suite bathroom, making it ideal as a guest room, principal suite or a more private bedroom away from the rest of the accommodation.

Outside

To the front, the cottage has an attractive traditional appearance with old brickwork, sash windows and metal railings, all of which complement the period character of the property. To the rear is a very private and low-maintenance courtyard garden, accessed directly from the dining room through French doors. The courtyard is laid with terracotta tiles and provides an attractive and sheltered outside space with room for a table and chairs. It is ideal for outdoor dining and relaxing without the maintenance of a larger garden.

Parking

There is no parking with the property but there is parking nearby.

Important Information

Grade II Listed
No Onward Chain
Mains Gas
Mains Electricity
Mains Water
Mains Drainage
Currently used as an AirBNB

Location and Directions

Sturminster Newton is a popular and historic market town set in the heart of the Blackmore Vale, offering a strong sense of community alongside a wide range of everyday amenities. The town provides a good selection of independent shops, supermarkets, cafés, public houses and restaurants, together with primary and secondary schooling, medical facilities and leisure facilities, as well as plenty of countryside walks nearby. There are good road links to surrounding towns including Blandford Forum, Sherborne, Shaftesbury and Dorchester, while mainline railway stations at nearby Sherborne and Gillingham provide direct services to London Waterloo.

Postcode - DT10 1DB

What3Words - tutorial.streamers.originate

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