



18 St. Martins, Marlborough

Guide Price £625,000

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## 18 St. Martins



Dolphin Cottage is a well-proportioned Grade II listed 18th Century home, full of charm and character, offering three bedrooms, a delightful garden, and off-road parking for 2–3 vehicles. Ideally situated just off The Green and within walking distance of the High Street, the property enjoys lovely views of St Peter's Church.

Once a popular grocery and sweet shop, Dolphin Cottage retains many features that reflect its rich history. The welcoming entrance hall, with a box bay window framing views of St Peter's Church and The Green, leads to the staircase rising to the first floor. An abundance of natural light is one of the cottage's most striking qualities, enhanced by modern skylights that allow daylight to filter through to the ground floor.

The spacious dining room is carpeted and brimming with original character, including exposed beams, and a built-in storage cupboard. From here, an inner hall gives access to a well-appointed bathroom with shower, a convenient cloakroom, and a generously sized airing cupboard—perfect for family living.

The kitchen is well presented, featuring tiled flooring, wooden worktops, a Belfast sink, Bosch double oven, gas cooker, and integrated appliances. It opens into a bright breakfast room with direct garden access. Beyond this lies the generous sitting room, a superb reception space with a front-facing window, open fireplace, and large storage cupboard with trap door to the cellar beneath the entrance hall.



The carpeted staircase rises to a light-filled landing, with whitewashed walls and exposed black beams adding striking character. The first floor is fully carpeted, creating a warm and inviting feel throughout. To the right is the second bedroom, a generous double with access to an ancient staircase that leads to the heavily beamed loft. The third bedroom, a comfortable single with a front-facing window, enjoys views towards St Peter's Church and The Green.

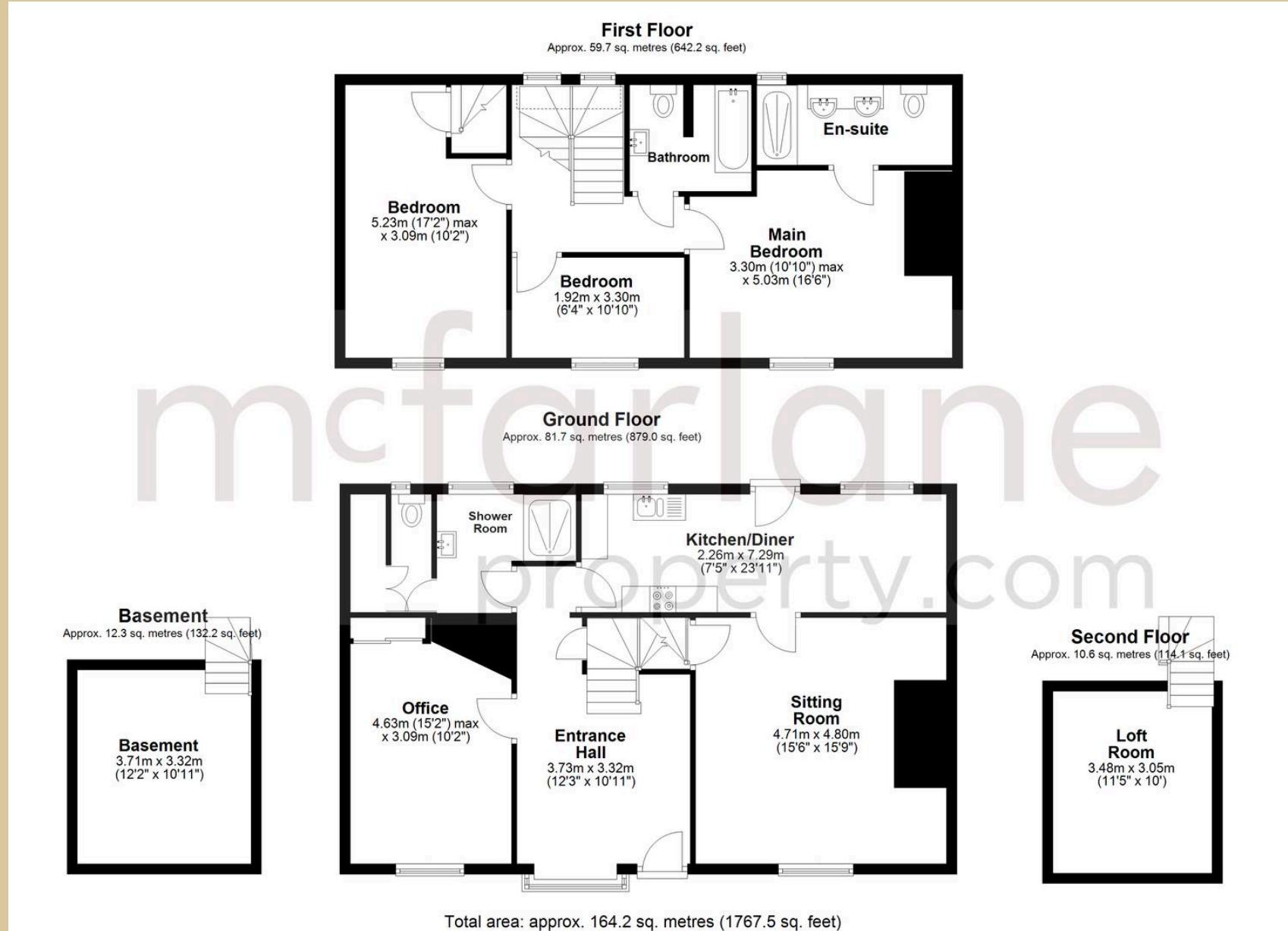
The family bathroom is neatly tiled and fitted with a bath, WC, wash basin, and heated towel rail. The main bedroom is a spacious retreat, complete with deep wardrobe storage and an en-suite bathroom featuring a bath, twin sinks, and additional storage cupboards.

From the kitchen, steps lead out to a good-sized paved patio, perfect for outdoor dining. Beyond lies a graveled parking area for up to three cars, opening onto Blowhorn Street, all enclosed by attractive brick walls in keeping with the cottage's character. The north-facing garden is mainly laid to lawn and features a well-maintained Ficus tree, creating a peaceful outside space.

Dolphin Cottage offers a rare opportunity to own a unique period home in one of the town's most desirable settings, combining historic character with practical family living.

- Grade II listed 18th Century cottage
- Three bedrooms and two bathrooms
- Garden with patio, lawn, and parking for 2-3 vehicles
- Sought-after location
- Spacious reception rooms with exposed beams and feature fireplaces





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