Rolfe East







Ring Street, Stalbridge, DT10 2LZ

Guide Price £235,000

- PRETTY MODERN NATURAL STONE TERRACED COTTAGE IN EXCELLENT DECORATIVE ORDER.
- ALLOCATED PARKING FOR ONE CAR PLUS VISITORS PARKING SPACE.
- HUGE BOARDED LOFT ROOM / STUDIO WITH AUTOMATIC LOFT LADDER.
- MUST BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.
- TWO GENEROUS DOUBLE BEDROOMS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING WITH NEW BOILER IN 2024.
- VERY SHORT WALK TO EXCELLENT TOWN CENTRE AMENITIES.
- EXCELLENT 'TUCKED AWAY' TOWN CENTRE LOCATION.
- CONSERVATION AREA - TIMBER DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN AND MAINLINE RAILWAY STATION TO LONDON.

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Monkyr Ring Street, Stalbridge DT10 2LZ

‘Monkyr’ is a very pretty, natural stone, modern, terraced, leasehold cottage situated in a ‘tucked away’ location in the heart of the Dorset town of Stalbridge. The property comes with one allocated off road parking space at the rear plus the use of a visitors parking facility. This property has no garden but pets are allowed under the lease terms. It is heated via mains gas fired radiator central heating and also benefits from period-style timber double glazing. The well-arranged accommodation is beautifully presented and enjoys an excellent flow of natural light from a sunny south easterly aspect at the front. It comprises entrance reception hall, sitting room. kitchen / dining room and ground floor WC / cloakroom. On the first floor there is landing area, two double bedrooms and a family bathroom. An automatic loft ladder gives access to a large loft room – ideal as a work-from-home space. The cottage is situated in the pretty heart of this small Dorset town, very close to excellent amenities and a short walk to nearby countryside – ideal as you do not need to put the children of the dogs in the car! Stalbridge is Dorset's smallest town and offers a selection of good pubs, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station. The town proudly boasts Dikes, a family run, independent superstore, deli and café, which is a short walk away and convenient for a wide range of good quality supplies. It is also a short drive to the stunning, historic town centre of Sherborne with its superb boutique high street boasting cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous schools. The cottage is 100% leasehold and has 174 years remaining on the current lease.

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Council Tax Band: C





Sherborne has recently won the award for the best place to live in the South West by The Times 2024. It also boasts ‘The Sherborne’ – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is also a short drive to the mainline railway station, making London Waterloo directly in just over two hours.

Panel front door leads to

ENTRANCE RECEPTION HALL: 16'8 maximum x 6'4 maximum. A useful greeting area providing a warm heart to the home. Staircase rises to the first floor. Timber effect flooring. Radiator. Panel door leads to understairs storage cupboard space. Panel doors lead off the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 12'11 maximum x 12'11 maximum. A well presented main reception room, period-style timber double glazed window to the rear, double glazed and panelled door to the rear, radiator, timber effect flooring, TV point, telephone point.

KITCHEN DINING ROOM: 10'9 maximum x 9'8 maximum. A range of oak effect fronted kitchen units comprising stone effect laminated work surface, decorative tiled surrounds, inset stainless steel sink bowl and drainer unit, mixer tap over, inset stainless steel gas hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for washing machine, space for slimline dishwasher. Shelved fitted larder cupboard, recess provides space for upright fridge freezer. A range of matching wall mounted cupboards, wall mounted stainless steel cooker hood extractor fan, wall mounted cupboard houses mains gas fired boiler, radiator, period-style timber double glazed window to the front.

Panel door from the entrance hall leads to

CLOAKROOM / WC: 5'11 maximum x 3'11 maximum. Fitted low level WC, pedestal wash basin, tiled splashback, radiator, double glazed window to the rear, extractor fan.

Staircase rises from the entrance reception hall to the first floor landing. Automatic electrical loft hatch and loft ladder leads to

LOFT ROOM: 16'9 maximum x 14' maximum. Double glazed Velux ceiling window to the rear. Light and power connected.

Panel doors lead off the first floor landing to the first floor rooms.

BEDROOM ONE: 13'8 maximum x 10'9 maximum. A generous double bedroom, excellent ceiling heights, double glazed window to the front. Radiator, TV point, door leads to fitted wardrobe cupboard space.

BEDROOM TWO: 10'2 maximum x 11'2 maximum. A second generous double bedroom, excellent ceiling heights, double glazed window to the rear, radiator.

BATHROOM: 6'8 maximum x 6'5 maximum. A modern white suite comprising low level WC, panel bath with glazed shower screen over, wall mounted mains shower over, pedestal wash basin, tiling to splash prone areas, chrome heated towel rail, shaver point, Extractor fan, double glazed windows to the rear.

OUTSIDE: The property fronts onto a pleasant traffic free walkway area. Rear double glazed door opens to a communal seating area at the rear.
At the rear of the property there is a communal residents parking area. This property comes with one allocated parking space.



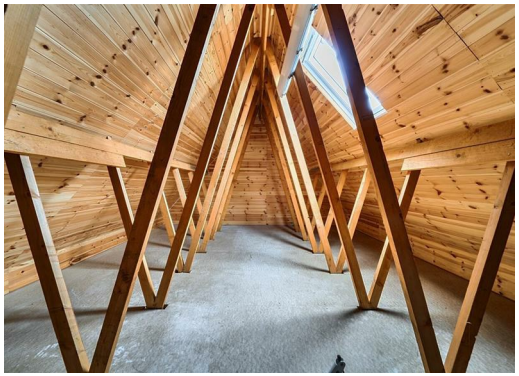










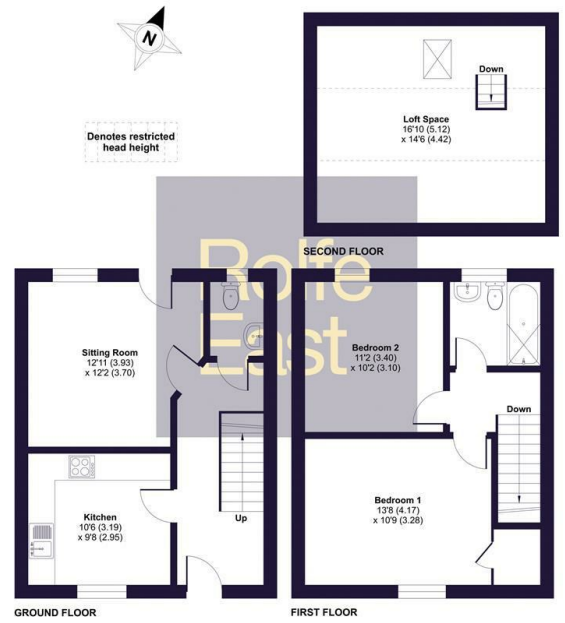






Monkyr, Ring Street, Stalbridge, Sturminster Newton, DT10

Approximate Area = 865 sq ft / 80.3 sq m
Limited Use Area(s) = 151 sq ft / 14 sq m
Total = 1016 sq ft / 94.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Rolfe East Sherborne Ltd. REF: 1542579



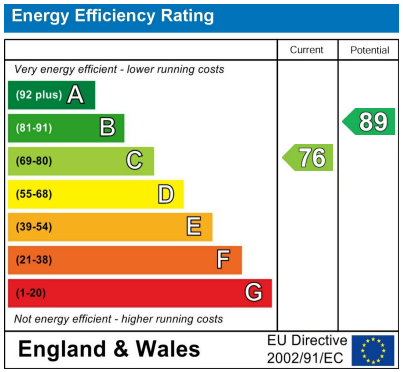
Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

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