



CHAFFERS
ESTATE AGENTS



**70 Bridge Street
, Sturminster Newton, DT10 1BZ**

****OFFERS INVITED**** A rare opportunity in the heart of Sturminster Newton – this charming Georgian unlisted cottage offers two generous double bedrooms, a delightful rear garden, and exceptional potential throughout. Requiring full modernisation, it presents an exciting chance to create a beautiful character home in a prime central location.

**Guide Price £230,000 Freehold
Council Tax Band: B**

70 Bridge Street

, Sturminster Newton, DT10 1BZ



- **OFFERS INVITED**
- Attractive rear garden
- Prime central location in Sturminster Newton
- Over 300 years old (unlisted Georgian cottage)
- Requires full modernisation
- Two generous double bedrooms
- Excellent scope for improvement and value enhancement

Description:

Nestled in the very heart of Sturminster Newton, this enchanting Grade II-style (unlisted) period cottage dates back over 300 years and offers a rare opportunity to acquire a characterful home brimming with history and potential.

Believed to originate from the early 18th century, the property showcases the charm and proportions typical of its era, with generous room sizes and a warm, inviting feel throughout. The accommodation comprises two particularly well-proportioned double bedrooms, both offering excellent space rarely found in cottages of this age.

On the ground floor, the layout provides a traditional arrangement with clear scope for reconfiguration or enhancement (subject to any necessary consents). The property now requires full updating, presenting an exciting blank canvas for buyers looking to restore and modernise a historic home to their own taste and specification. Whether your vision is a cosy country retreat, a stylish character residence, or an investment project, the potential here is undeniable.

To the rear, a delightful and surprisingly private garden offers a charming outdoor space – perfect for pot plants, cottage-style planting, or simply enjoying a quiet moment in this sought-after central location.

Positioned within easy reach of the town's amenities, riverside walks, independent shops and local facilities, this is a rare chance to secure a piece of Dorset heritage in a prime central setting.

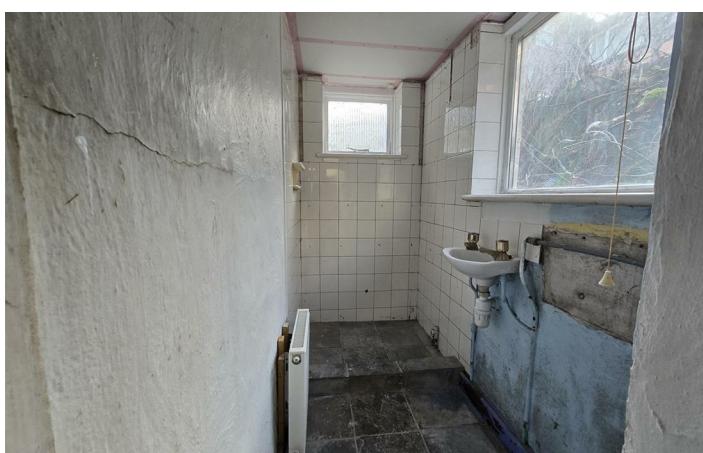
About the area:

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale in an elevated position by the River Stour. There are many fascinating properties from a wide variety of periods and this is particularly noticeable on this street. The town is surrounded by beautiful Dorset countryside and there is excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. A short walk from the front door and you can cross the Stour on an historic five arch bridge visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx. 27miles), away and here you can find a wide variety of water sports and coastal walks.



Directions

Postal Address: 70, Bridge Street Sturminster Newton, DT10 1BZ What3Words: //radar.sideburns.continues



Floor Plan

Ground Floor



First Floor



Second Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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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 | |