

Rolfe East



Gold Street, Stalbridge, DT10 2LX

Guide Price £375,000

- BEAUTIFUL DOUBLE-FRONTED TERRACE PERIOD CHARACTER COTTAGE (1051 square feet).
- UNRESTRICTED FREE STREET PARKING AT THE FRONT.
- THREE GENEROUS DOUBLE BEDROOMS.
- SHORT DRIVE TO TWO MAINLINE RAILWAY STATIONS TO LONDON.
- TOP RESIDENTIAL ADDRESS SURROUNDED BY PRETTY CHARACTER PROPERTIES.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND SOME DOUBLE GLAZING.
- LARGE OPEN-PLAN KITCHEN DINING ROOM, IDEAL FOR ENTERTAINING.
- SURPRISINGLY LARGE 206' LEVEL REAR GARDEN.
- TWO LOG BURNING STOVES, CHARACTER FIREPLACES AND WINDOW SEATS.
- SHORT WALK TO AWARD-WINNING AMENITIES AND INDEPENDENT SUPERMARKET.

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Denby Gold Street, Stalbridge DT10 2LX

HUGE 206' REAR GARDEN! 'Denby' is a simply lovely, period, natural stone, double fronted, terrace cottage (1051 square feet) situated in, arguably the best and most pretty residential address in the conservation area of the country town of Stalbridge, a very short walk to the excellent village centre amenities. The property is a short drive to the historic town centre of Sherborne and the mainline railway station to London Waterloo. The property benefits from a very large, level rear garden boasting privacy and peace-and-quiet and a plot that extends to 206' in length, approximately. This quaint, period cottage has been the subject of full, sympathetic renovation throughout, retaining character features including window seats, fireplaces and two cast iron multi-fuel burning stoves. There is free, unrestricted parking on the street in front of the cottage. The cottage is enhanced by mains gas fired radiator central heating. The well-arranged accommodation boasts superb levels of natural light from dual aspects and a sunny south easterly aspect at the rear. It comprises entrance hall, sitting room / office and large L-shaped open-plan kitchen family room. On the first floor there is a landing area, three double bedrooms, a family bathroom and separate WC. There are great walks from nearby the front door as well as a short walk to the pretty town centre and amenities. 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, butchers, florist, beauty salon, Meaders restaurant, and petrol station. The town proudly boasts some award-winning amenities including Dykes, 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 also benefits from Thyme after Time cafe and a highly rated primary school. Takeaways include Chinese, fish & chip shop and kebab.



Council Tax Band: C



It is a short drive to the picturesque, historic town of Sherborne with its superb boutique high street with coffee shops, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to the mainline railway station to making London Waterloo directly in just over two hours. 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 superb restaurant.

Steps rise to front door. Glazed and panelled front door to entrance hall. Staircase rises to the first floor. Pine panelled doors lead off the entrance hall to the main ground floor rooms.

OPEN-PLAN KITCHEN FAMILY ROOM: 19'6 maximum x 26' maximum. A fantastic open-plan contemporary, light living space. This space is split into three main areas. Sitting Room Area - Multipane window to the front, window seat, feature fireplace recess with cast iron log burning stove, paved hearth, oak beam, fireside recess shelving, oak flooring, telephone point, radiator, TV point, large entrance leads to Dining Area - Oak flooring, window to the rear boasting a sunny southerly aspect, shelved alcove. Kitchen Area - A range of oak panelled replacement kitchen units comprising slate effect laminated work surface, decorative tiled surrounds, inset composite one and a half sink bowl and drainer unit, mixer tap over, inset electric hob with stainless steel electric oven under, a range of drawers and cupboards under, space and plumbing for dishwasher and washing machine, radiator, ceramic floor tiles, upright carousel larder cupboard, fitted fridge and freezer. A range of matching wall mounted cupboards, wall mounted concealed cooker hood extractor fan, inset ceiling lighting, two windows to the rear, sunny south facing aspect,

glazed door to the rear.

Pine panel door from the entrance hall leads to

OFFICE / SNUG: 10'8 maximum x 10'7 maximum. Multipane window to the front, window seat with cupboards under. Period fireplace with cast iron log burning stove and paved hearth. Fitted fireside cupboard, radiator.

Staircase rises from the entrance hall to the first floor.

FIRST FLOOR LANDING: 8'11 maximum x 3'4 maximum. Ceiling hatch to loft storage space. Pine panel door leads to shelved linen cupboard. Pine panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 10'11 maximum x 11'4 maximum. A generous double bedroom, multipane period window to the front, excellent ceiling heights, radiator.

BEDROOM TWO: 11'6 maximum x 13'11 maximum. A second generous double bedroom with excellent ceiling heights. Multipane window to the front. Radiator, useful storage recess.

BEDROOM THREE: 10'11 maximum x 6'7 maximum. A third double bedroom. Multipane window to the rear overlooks the rear garden enjoying a sunny southerly aspect. Radiator, shelved alcove.

FAMILY BATHROOM: 7'11 maximum x 6'10 maximum. A period style Heritage white suite comprising pedestal wash basin, glazed corner shower cubicle with wall mounted electric shower over, tiled surrounds, panel bath with mains shower tap arrangement over,

low level WC, tiling to splash prone areas, chrome heated towel rail, window to the rear, extractor fan.

OUTSIDE: At the front of the property steps rise to the front door. The cottage fronts onto Gold Street. The main garden is situated at the rear of the property.

MAIN GARDEN: 206' maximum in length x 37' maximum in width. The main portion of the rear garden is level and laid to lawn, enclosed by period natural stone walls and timber panel fencing, Boasting a variety of trees and fruit trees. timber bordered vegetable garden, drying area, greenhouse, brick built gardeners WC, timber storage shed.

TIMBER CABIN / HOME OFFICE: 6'8 maximum x 11'2 maximum. Light and power connected, windows to the front and sides.

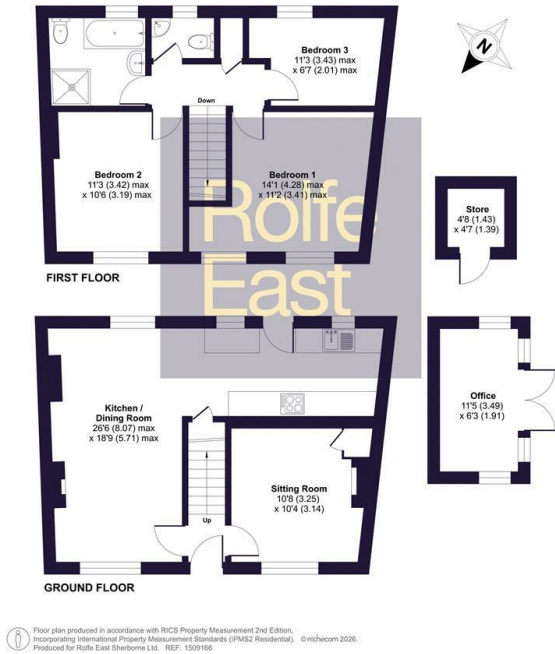
Coal bunker, paved patio seating area, outside light, outside tap, This extraordinarily large rear garden boasts a sunny south facing aspect and a good degree of privacy.





Gold Street, Stalbridge, Sturminster Newton, DT10

Approximate Area = 958 sq ft / 89 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 1051 sq ft / 97.6 sq m
For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	59	88
(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