



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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	



Station Road  
Stalbridge

Guide Price  
£340,000

Steeped in history and full of period charm, this delightful semi-detached cottage dates back to the 1700s and offers a rare opportunity to own a truly unique home. The cottage boasts private gardens and off-road parking, combining rustic features with practical living in a tranquil setting just a short walk from the town's shops, cafés, and amenities, as well as beautiful countryside walks.

Inside, the cottage showcases its heritage through exposed floorboards, thick stone walls, timber ceiling beams, and original upright supports. A cosy window seat adds to the charm, while the kitchen features a striking glimpse into the past a viewing panel in the floor revealing the original well. Fitted with an array of country style units, the kitchen is both welcoming and functional, with potential to uncover original flooring beneath the current finish.

The spacious sitting room is full of warmth, centred around a fireplace with a wood-burning stove, and double doors opening onto the rear garden perfect for indoor-outdoor living. Downstairs also includes a handy study, which could also be a bedroom, and a modern wet room. Upstairs are two double bedrooms, each with its own character one with sloping ceilings and restricted headroom, enhancing the cottage's cosy appeal. The bathroom completes the first floor.

Outside, the property enjoys two private, fully enclosed gardens. The rear garden offers a peaceful seating area and a path leading to the parking area and garage, which is equipped with a work bench, light and power. To the side, a second garden with a sheltered seating spot enjoys a lovely view into the distance an ideal place to unwind.

Blending historical charm with modern comforts, excellent privacy, and a highly convenient location, this enchanting cottage is perfect for those seeking a lifestyle rich in character, calm, and connection to both town and countryside.



## The Property

### Accommodation

#### Inside

##### Ground Floor

The original timber door opens into a spacious and versatile sitting room with window to the front and double doors opening to the rear seating area. There are exposed floorboards and a stone wall plus painted ceiling beams and an upright support plus a fireplace with a wood burner. A latch door opens to the staircase plus further door opens into the kitchen/dining room.

The kitchen/dining room has two windows to the front - one with a window seat and a large original timber door, which opens to the side garden. The kitchen area is fitted with a range of country style units consisting of floor cupboards and separate drawer units plus eye level shelves. There is a generous amount of wood work surfaces with a one and a half stainless steel sink and drainer with a swan neck mixer tap. There is space and plumbing for a washing machine and dishwasher, space for a fridge/freezer and range cooker (this may be available by separate negotiation). For practical

reasons and appearance the floor is tiled, however it is believed that the original flooring lies beneath. You will also find a viewing panel for the original well.

From the kitchen/dining room there is a door to the study, which houses the boiler and hot water cylinder, and would make a great third bedroom. The inner hall leads the wet room that is fitted with a walk in shower and Butler sink, and the door to the rear garden.

##### First Floor

On this floor, you will find two double bedrooms, (one has sloping ceilings and reduced headroom) and the main bathroom, which is fitted with a double ended bath with shower above, a WC with concealed cistern and a pedestal wash hand basin.

#### Outside

##### Parking

The entrance to the parking is opposite the library. Towards the top of the drive and to the right is the timber garage with double doors to the front and a personal door to the side. It is fitted with a work bench plus light and power.

##### Gardens

From the parking a picket gate opens to stepping stones that lead down to the garden. To either side there is lawn. Gentle steps take you down to a paved seating area that is partially enclosed by stone wall and enjoys excellent privacy and sunshine. The side garden also has a seating area and lawn and a path that leads to a gate opening to the pavement. There are trees and shrubs, including a wisteria. Again, this is a secluded spot.

#### Useful Information

Energy Efficiency Rating Exempt due to Grade II listing  
Council Tax Band D  
Sustainable Wood Framed Glazing  
Gas Fired Central Heating  
Mains Drainage  
Freehold

#### Directions

Postcode - DT10 2RG  
What3words - scoring.reassured.gradually

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