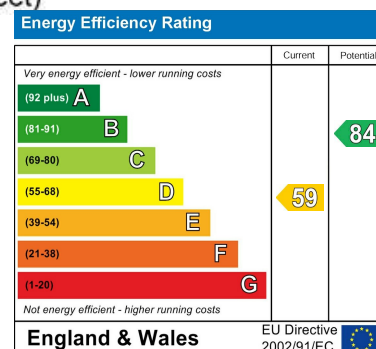




Total area: approx. 101.2 sq. metres (1089.4 sq. feet)

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk



Gold Street Stalbridge

Guide Price
£225,000

Timeless Charm on one of Stalbridge's Most Desirable Streets:-

Located on the much-coveted Gold Street — one of the prettiest and most sought-after addresses in Stalbridge — this semi-detached Victorian cottage is a rare find. Built in the 1870s and set within a protected conservation area, it offers a unique blend of heritage, character, and location, just a few steps from the town's High Street and all its everyday essentials.

Beyond the classic sash windows, which continue throughout the cottage and the attractive façade, you'll find a surprisingly spacious interior — over 1,000 sq. ft/ 101 sq. m. — filled with plenty of natural light and rich in period detail. Exceptionally high ceilings, picture rails, original exposed floorboards, and three fireplaces (including a working open fire) all whisper of the home's history while inviting you to make it your own.

The cosy sitting room is full of warmth and charm, with ample room for a dining table and chairs, and the kitchen — with its large walk-in pantry — offers a warm heart-of-the-home feel. A separate storage room or small den gives you that always-handly extra space. Upstairs, two generous double bedrooms continue the sense of light and space, and the large bathroom is full of potential — ready for transformation into a luxurious retreat. Step outside and you'll find a sweet, low-maintenance courtyard garden — just the spot for a morning coffee or an evening glass of wine. Even better? Two private parking spaces — a true luxury in this location.

Whether you're a first-time buyer, a professional seeking charm and convenience, or looking for a lock up and leave, weekend escape, this beautifully preserved cottage is full of heart, character, and promise. A perfect blend of town and tranquility, rustic charm and modern living — this cottage is ready to welcome you home.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and a door that leads into the sitting room. There is plenty of room for coats, boots and shoes and the floor is laid in a practical coir matting. The spacious and bright sitting room overlooks Gold Street and retains an original sash window, exposed painted floorboards and an open fireplace. There is ample room for a dining table and chairs. A fabulous room with a wonderful ambiance.

The inner hall has access to a large storage cupboard that is fitted with shelves, with imagination it is a lovely space for a study or den, and a door opens into the kitchen. This is fitted with a range of stylish, soft closing modern units consisting of floor cupboards, separate drawer units and eye level shelves. You will find a good amount of wood effect work surfaces and a semi recessed Butler style sink with a swan neck aerator mixer tap. The dishwasher is integrated and there is space for a fridge/freezer and plumbing for a washing machine. The 'Smeg' dual fuel range cooker is also included in the sale. For appearance and practicality, the floor is tiled and continues into the generously sized walk in pantry. There is also a door to the path.

First Floor

On this floor there is a spacious landing with enough room for a small study or homework area or hobbies space and doors leading off to all the first floor accommodation. There are two very well proportioned double bedrooms, both with the original Victorian fireplaces and sash windows - the main with a double aspect and exposed floorboards.

There is also a large bathroom with a bath, WC and pedestal wash hand basin. This room offers the potential to really let your self go with a wonderful luxury roll top bath perhaps and there is ample room for a separate shower cubicle. The choice is yours.

Outside

Courtyard and Parking

From the kitchen, you will find a door that opens to a path, which the neighbouring property has a right of way over. There is an opening into a small but delightful outdoor space, which is laid to stone chippings and provides a peaceful spot for coffee and a good book. The path also leads to the gate, which opens to the parking. There is one space by the entrance, next to the stone wall and the other space is the opposite side of the wall on Gold Street.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

Original Sash Windows Throughout

Gas Fired Central Heating

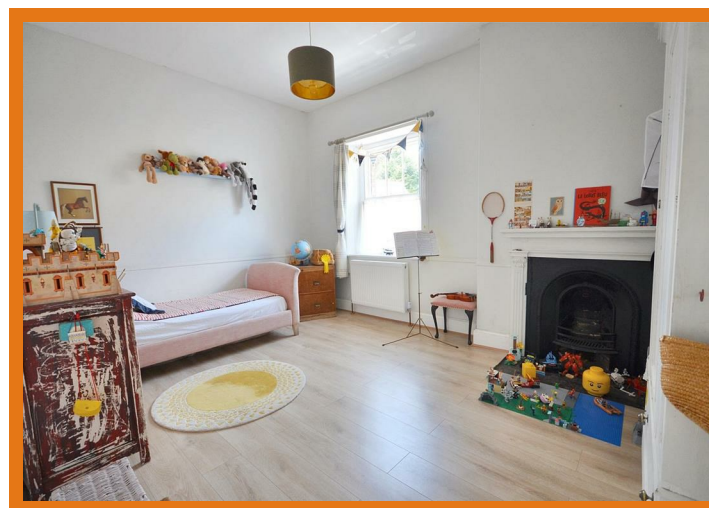
Mains Drainage

Freehold

Set in the Conservation Area

Location and Directions

The property is located just a short stroll to the high street of the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops plus optician's, chemist's and petrol station. Stalbridge is only a 15 minute drive to the historic Abbey town of Sherborne with its mainline rail link to London Waterloo in just over two hours and only a 3 mile drive to Templecombe railway station - also a direct rail link to London. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town benefits from excellent communication links with the A30 and A303 both close by. Postcode - DT10 2LX What3words - ///explored.duplicity.incur



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.