

Approx Gross Internal Area  
95 sq m / 1018 sq ft

**Ground Floor**  
Approx 59 sq m / 638 sq ft

**First Floor**  
Approx 35 sq m / 380 sq ft

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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**Sturminster Newton**  
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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	



High Street

Sturminster Newton

Guide Price

£285,000

Set along Stalbridge High Street, The Old Curiosity Shop is a beautifully characterful Grade II listed mid-terrace cottage, offering far more space and privacy than its central position might suggest. Extending to approximately 1,018 sq ft, the property has been a much-loved home for around twenty years and retains a strong sense of history, having previously operated as an antiques shop prior to the current ownership.

Behind the modest historic façade lies a surprisingly generous and well-balanced layout, with two reception rooms, two bedrooms and a private, south-facing walled garden to the rear. While clearly maintained and cared for over the years, the cottage now presents an opportunity for a new owner to gently enhance and personalise, all while preserving its period charm.

Stalbridge itself is one of Dorset's oldest towns, steeped in history and community spirit, with a traditional High Street offering everyday amenities, independent shops, cafés and public houses. The property's central location allows easy access on foot, yet the garden and internal accommodation enjoy a sense of seclusion that feels removed from the bustle outside. Offered for sale with no onward chain, this is a rare opportunity to acquire a historic home with genuine character and long-term appeal.



### Inside

The accommodation unfolds in a way typical of an older cottage, with a series of interlinked rooms that add interest and character while providing excellent overall space.

The main reception room is particularly atmospheric, featuring exposed ceiling beams and a substantial stone fireplace with gas fire that forms a natural focal point. This room enjoys a cosy yet spacious feel, well suited to both everyday living and quieter evenings.

A second reception room sits adjacent, offering further flexibility and a natural connection through to the kitchen and garden beyond. Together, these rooms create a comfortable flow through the ground floor while retaining their individual identity.

The kitchen was upgraded approximately six years ago and is fitted with modern gloss units and

laminare worktops, balancing contemporary practicality with the cottage's period surroundings. An eye-level oven and gas hob are included, and the room benefits from good natural light and generous proportions for a property of this age.

Upstairs, there are two well-proportioned bedrooms, both retaining a sense of character in keeping with the age of the building. The shower room is positioned off the landing and completes the first-floor accommodation.

Throughout, the cottage has been maintained with care, including recent upgrades to the boiler and fuse board, along with secondary glazing to some windows, helping to improve comfort while respecting the Grade II listing.

### Outside

To the rear of the property lies a private, south-facing walled garden, a real highlight given the High Street location. Designed in a traditional

cottage style, the garden is largely low-maintenance and features a mix of established plants and trees, creating a peaceful and sheltered space to enjoy throughout the year.

There is rear access via double gates, and the garden previously accommodated an off-road parking space before the installation of the current shed. With adjustment, this offers potential for reinstating a private parking space if desired, subject to practical considerations.

The garden also includes an outhouse and storage areas, adding further utility to the outdoor space, while its enclosed nature ensures a high degree of privacy that is rarely found in such a central setting.

### Useful Information

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: Exempt (Grade II listed)  
Heating: Gas central heating  
Drainage: Mains  
Windows: Timber, with some secondary glazing  
Onward Chain: None

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.