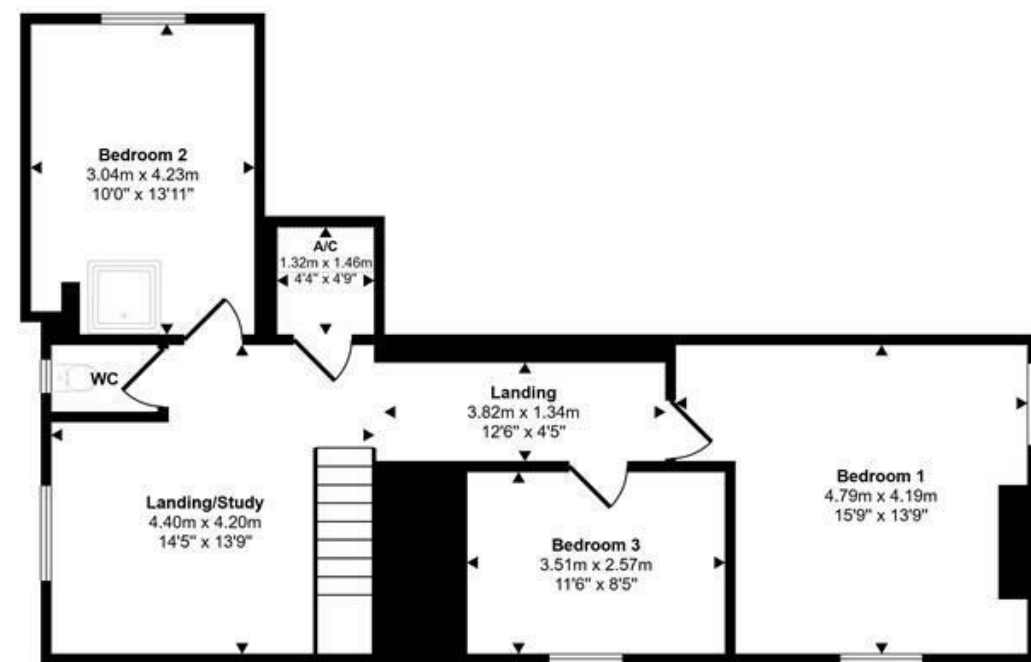


Ground Floor
Approx 100 sq m / 1071 sq ft



First Floor
Approx 71 sq m / 768 sq ft

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 2002/91/EC	



Fiddleford Sturminster Newton

Guide Price
£450,000

This much-loved detached character cottage in the heart of Fiddleford has been cherished by the same family for over 50 years. Full of history and charm, yet offering the space and flexibility modern life demands, it's the kind of home that welcomes you in and grows with you over the years.

Set within around two-thirds of an acre, the property is a haven for anyone who loves the outdoors. Mature fruit trees, generous lawns and greenhouses invite you to grow your own, while the outbuildings—a pool house with above-ground pool, a metal barn, a stone double car barn and useful sheds—provide endless possibilities for hobbies, storage and practical living. Whether it's tending vegetables, keeping hens, or simply enjoying long summer afternoons in the garden, the grounds promise a truly self-sufficient lifestyle.

Inside, the cottage retains all the character of its heritage. Exposed beams, an inglenook fireplace with an impressive Bressummer beam, flagstones, tiled floors and original boards create a sense of history, while versatile ground-floor rooms allow you to shape the home around your family's needs. The kitchen, fitted with modern units and a range cooker, is complemented by a separate utility room and a generous bathroom. Upstairs, the galleried landing is large enough for a study or reading nook and offers potential to create a fourth bedroom or second bathroom. It also leads to three double bedrooms. One has its own shower, while a separate WC adds practicality. Throughout, the atmosphere is one of warmth, tradition and comfort and offers the choice for you to personalise it to your own style.

Just a short stroll from the village pub, and within easy reach of the shops and amenities of Sturminster Newton, this is a home that combines village life with convenience. Rarely does a property with so much character, space and potential come to market—a true forever home ready to be loved for the next 50 years.



The Property

Accommodation

Inside

Ground Floor

The front door opens into a spacious reception hall with doors leading off to the sitting room and utility room plus openings to the dining room and inner hall. It retains character features, such as exposed ceiling beams, impressive fireplace with a large Bressummer beam, plank and muntin wall plus an original flagstone floor. The sitting room benefits from a dual aspect with a window to the side and one to the front with a window seat below. There is an open fireplace, plank and muntin wall with a peep window into the reception hall and exposed floorboards. The dining room has a front aspect, stairs rising to the first floor and an opening to the rear lobby. Part of the floor is the original red tile.

The kitchen overlooks the rear garden and is fitted with a range of modern soft closing light wood grain effect units consisting of floor cupboards, separate drawer units and eye level cupboards. You will find a good amount of work surface with a matching upstand, tiled splash back and an inset with a swan neck mixer tap. There is space for a slot in cooker plus other under counter appliances. plus a range style electric cooker with two hot plates. Also on this floor, you will find a good sized utility room with a fireplace and a large bathroom.

First Floor

Stairs rise to a spacious galleried landing, which leads to an inner landing - doors lead off to a WC and three bedrooms plus a walk in airing cupboard. There is plenty of room for a study area on the landing or for it to be converted into a bathroom or fourth bedroom. There are exposed floorboards throughout this floor.

The three bedrooms are all double sized, bedroom two has a shower cubicle and looks out over the grounds, bedroom one has a double aspect and a feature arch.

Outside

Grounds, Parking and Outbuildings

At the front of the cottage, there is off road parking for one to two cars with access from both sides to the rear. To one side of the cottage there is a five bar gate that opens to an under cover space, whilst to the other there is a drive, which sweeps round the back and up to the outbuildings.

The grounds are mostly laid to grass with productive apple and plum trees. It has a sunny and very private aspect.

The outbuildings consist of a stone double car barn with light and power, large metal barn, greenhouses, timber sheds and the pool house with an above ground pool.

The whole grounds extend to around 0.66 of an acre.

Useful Information

Energy Efficiency Rating F
Council Tax Band F
Sustainable Wood Framed Double Glazing
Electric and Solid Fuel Heating
Septic Tank Drainage
Freehold
No Onward Chain

Location and Directions

Fiddleford is a small rural hamlet in north Dorset, set beside the River Stour between Sturminster Newton and Okeford Fitzpaine. Its most notable feature is Fiddleford Manor, a medieval house built in the 14th century and now managed by English Heritage, celebrated for its beautifully preserved timber roofs. The hamlet also has the Fiddleford Inn, a traditional country pub offering food, drink, and accommodation. Surrounding the village are ancient woodlands such as Piddles Wood and Girdlers Coppice, both rich in wildlife and ideal for walks. Just a short distance away, Sturminster Newton provides shops, cafes, and other amenities, while Okeford Fitzpaine offers a local pub, shop, and post office, making Fiddleford a quiet but well-situated spot for exploring Dorset.
Postcode - DT10 2BX
What3words - ///help.suckle.cROUTONS

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.