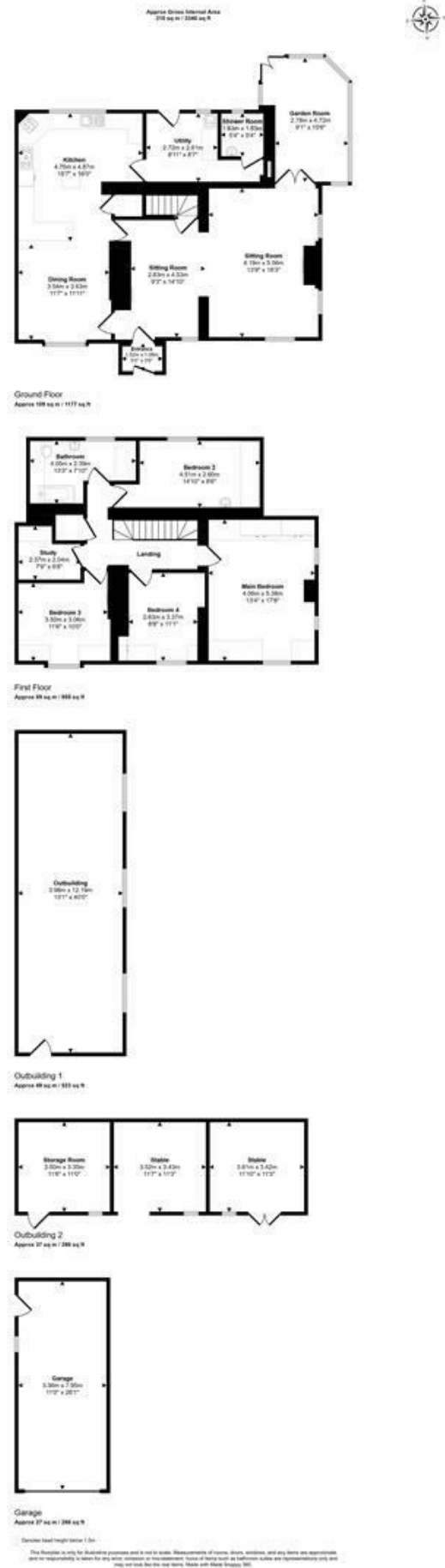




1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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



Thornhill
Stalbridge

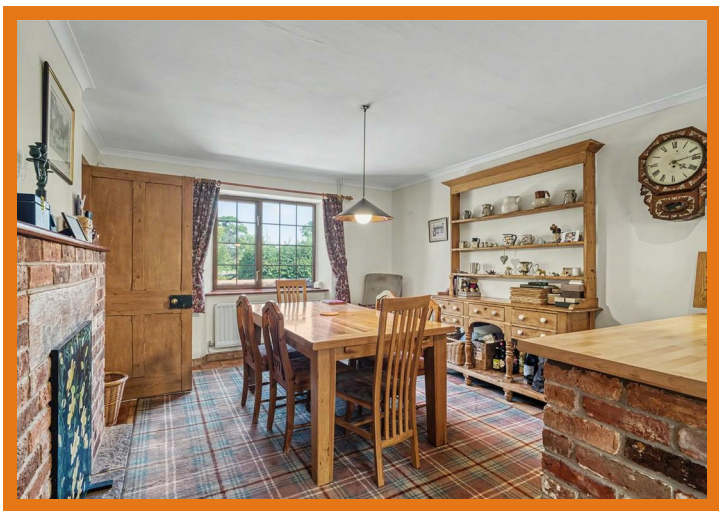
Guide Price
£625,000

A remarkable and characterful four bedroom semi-detached home set within two acres, believed to date back to the late 1800s and extended in more recent years is situated on the edge of the small Dorset market town of Stalbridge. A footpath through the fields leads directly into the town centre, making for a wonderfully peaceful yet convenient setting. Offered for sale with the benefit of no onward chain.

Having been a much loved home for twenty six years, the property has been lovingly maintained and improved throughout, with the addition of a garden room and a new patio terrace among the improvements made during the current ownership. The ground floor is particularly impressive, offering two semi open plan sitting rooms, one with a brick fireplace and open fire, a generous kitchen diner with island, a brick breakfast bar and Stanley range cooker. A dining area with its own brick fireplace, a utility room, a ground floor shower room and a garden room complete this level. On the first floor there are four double bedrooms, all enjoying lovely countryside outlooks, the principal being double aspect with a basin and fitted wardrobes, together with a family bathroom. A study also offers potential to become an en-suite for bedroom two.

The property sits within approximately two acres of land, completely private and backing onto open fields with wonderful countryside views. There are two stables, a store room, a large studio with annexe or office potential, a garage with an EV charging point and driveway parking for four cars, together with separate access to the fields.

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	



The Property

Inside

Ground Floor
A useful porch with hanging space leads directly into the sitting room. The two sitting rooms are semi open plan but could easily be separated if preferred, the larger featuring a brick fireplace with an open fire as a focal point. The kitchen diner is a generous and sociable room, fitted with a range of shaker floor and eye-level cupboards with laminate worksurfaces, a built-in electric oven, gas hob and a Stanley range cooker. A central island and a separate brick breakfast bar add both practicality and character to the space. The dining area also has its own brick fireplace, creating a warm and inviting atmosphere. A ground floor shower room is also found on this level, with the back entrance to the property accessed via the rear, leading into the utility room. The garden room is a delightful additional space, enjoying views over the garden.

First Floor

The landing gives access to all four bedrooms, a study and the family bathroom. The principal bedroom is a generous double aspect room benefitting from fitted wardrobes and a basin, while

the remaining three bedrooms are all well proportioned doubles, each enjoying lovely outlooks over the surrounding countryside. The study offers potential to become an en-suite for bedroom two, and the family bathroom serves all remaining bedrooms.

Outside

Garden
The garden enjoys a westerly aspect and is completely private, with a lawn, flower beds and mature shrubs throughout. A patio sits immediately behind the property, with steps rising to a further patio area above.

Land and Outbuildings

The property sits within approximately two acres of land, with separate access to the fields. There are two stables and a tack room, which equally serves as useful storage space, together with a large studio offering exciting potential as an annexe or home office, subject to the necessary consents.

Parking

A large garage with an EV charging point and driveway parking for four cars is available.

Useful Information

Energy Efficiency Rating Tbc
Council Tax Band F
Oil Fired Central Heating
Wholly Owned Solar Panels
Septic Tank Drainage
Upvc Double Glazing
EV Charging Point
Freehold
No Onward Chain

Location and Directions

Stalbridge is a small and charming Dorset town known for its friendly community and relaxed pace of life. It offers a selection of everyday amenities including independent shops, a supermarket, a pub, and a primary school, while retaining a traditional rural feel. Surrounded by attractive countryside, it provides easy access to scenic walks and is well placed for reaching nearby towns such as Sherborne and Sturminster Newton.

Postcode DT10 2SQ

What3words [///zoned.ditching.surely](https://www.what3words.com/)

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.