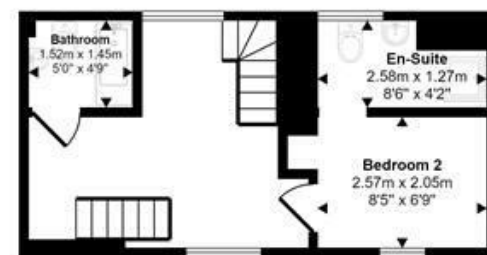
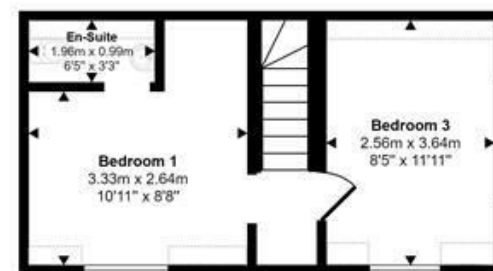




Ground Floor  
Approx 48 sq m / 520 sq ft



First Floor  
Approx 25 sq m / 264 sq ft



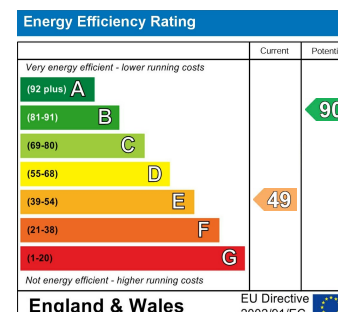
Second Floor  
Approx 26 sq m / 285 sq ft

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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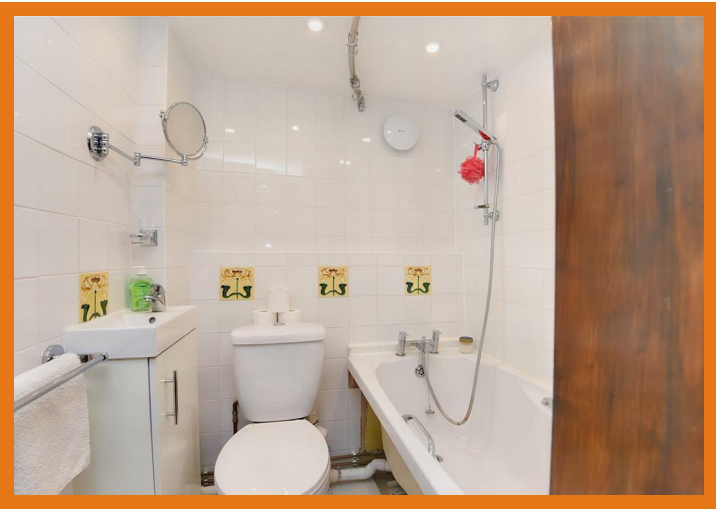
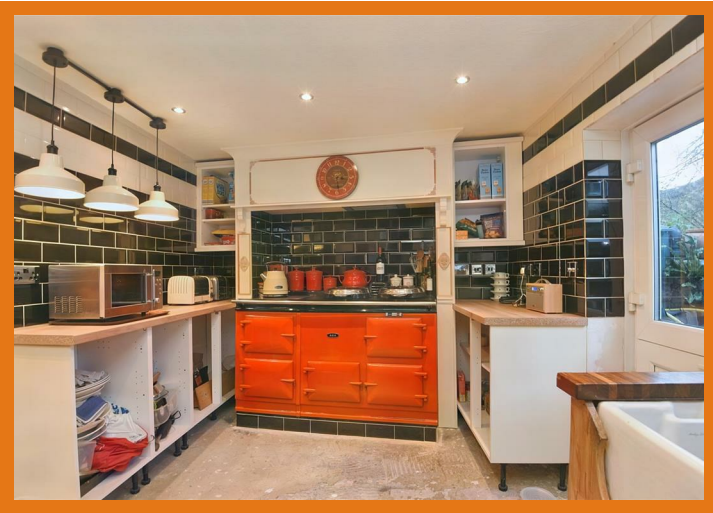
## Sturminster Newton

Guide Price  
£200,000

A fabulous opportunity to purchase with no onward chain, a delightful end of terraced cottage, which offers spacious accommodation that the frontage belies. The cottage boasts three good sized bedrooms, two with en-suite facilities and a generously sized sitting/dining room with a fireplace housing a wood burner. The cottage is located in the Bridge area, which lies on the fringe of the town, close to the nature reserve and mill and within easy reach to the town centre and a primary school. The historic market town of Sturminster Newton caters well for everyday needs with a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages plus a variety of entertainment venues. The cottage dates to the 16th century and lies at the foot of Sturminster Newton Castle, formerly used as a wheelwright, it has been a loved and enjoyed home to our seller for the last six years. During this time it has been well maintained and improved with a new combination boiler that was installed in December 2023, new flooring has been fitted to the first and second floors, a bathroom has been created plus two bedrooms now have the bonus of en-suite facilities. The cottage retains many character features, such as, windows with deep sills, exposed stone walls, exposed ceiling beams and uprights and a wonderful fireplace in the sitting/dining room with Bressummer beam and the old bread oven. This charming home provides flexible accommodation that is arranged over three floors and makes a great first time home, weekend retreat and equally could be used as a holiday let or investment for the buy to let market. The cottage must be viewed to really appreciate what it has to offer, as well as its location, where town and country merge.

In brief, the ground floor accommodation consists of entrance hall, spacious sitting/dining rom with fireplace and character features and two doors into the L shaped kitchen/breakfast room. On the first floor there is the bathroom and bedroom, which has an en-suite shower room. The second floor has two double bedrooms, main with en-suite cloakroom. Outside there is a gravelled parking space.





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

uPVC front door with inset leaded light glass pane opens into a useful hall. Recessed ceiling light. Stone floor. Opens in to the:-

#### Sitting/Dining Room

Dining Area - Bay window to the front aspect. Ceiling and wall lights. Radiator. Cupboard housing the electrics. Exposed stone walls and stone tiled flooring. Opening to the kitchen/breakfast room.  
Sitting Area - Window with deep sill to the front of the cottage. Recessed ceiling lights and wall lights. Exposed ceiling beams and uprights. Exposed stone walls. Central heating thermostat. Power points with USB connections. Television connection. Fireplace with Bressummer beam and wood burner plus cupboard to the side of the chimney breast (old bread oven) used for wood storage. Stone tiled floor. Stairs rising to the first floor with recess under and stable door to the:-

#### Kitchen/Breakfast Room

Spacious L shaped room. Window to the side elevation and part glazed door to the side opening to a small outside area for bike storage etc. Recessed ceiling lights. Wall mounted combination gas fired central heating boiler installed December 2023. Potential for a radiator. Power points. Part tiled walls. Breakfast area with central pendant lighting and space for upright fridge and freezer. Kitchen area with recessed ceiling lights and pendant counter lighting. Fitted with work surfaces, eye level open shelves and open floor cupboards. Butler style sink with mixer tap and wood work surface to one side with space and plumbing under for a washing machine. Built in eye level double electric oven with storage above and below. Aga with electric hot plates and the old ovens as storage.

### First Floor

#### Landing

Stairs rise to a good sized galleried landing with deep silled windows to the front and rear aspects. Recessed ceiling lights. Radiator. Power points with USB connections and telephone point. Fitted display shelves. Stairs rising to the second floor and timber doors to the bathroom and to:-

#### Bedroom Two

Window to the front of the cottage. Recessed ceiling lights. Radiator. Power points with USB connection. Telephone point. Exposed stone walls. Glossed finished laminate flooring. Opens to the:-

#### En-Suite Shower Room

Window with deep tiled sill to the rear aspect. Recessed ceiling lights. Extractor fan. Tiled walls. Fitted with a modern suite consisting of low level WC with dual flush facility, vanity wash hand basin with mono tap, shelf and mirror over plus good sized shower cubicle with mains shower and choice of hand held or monsoon shower head. Tiled floor.

#### Bathroom

Recessed ceiling lights. Extractor fan. Tiled walls. Fitted with a modern suite consisting of vanity wash hand basin with extending mirror to the side, low level WC with dual flush facility and bath with mixer tap and shower attachment. Tiled floor.

### Second Floor

#### Landing

Ceiling light. Latch door to bedroom three and opening to:-

#### Bedroom One

Window to the front with winter time view of the old castle ruins. Ceiling light. Radiator. Power and television points. Built in storage shelves. Opens to the:-

#### En-Suite Cloakroom

Recessed ceiling lights. Part tiled walls. Fitted with a low level WC with dual flush facility, tiled shelf and mirror fronted bathroom cabinet above and a vanity wash hand basin with mono tap. Tiled floor.

#### Bedroom Three

Window to the front and to the side. Ceiling light. Power points.

### Outside

#### Parking

The property is approached from the road onto a shared drive. At the bottom of the drive on the left hand side there is a gravelled parking bay - second one in. Pedestrian access from the drive to the cottage's front door. From the kitchen there is a small outside space with gate providing emergency access over the neighbouring garden.

### Useful Information

Energy Efficiency Rating E  
Council Tax Band C  
Nearly all uPVC Double Glazing  
Gas Fired Central Heating from a Combination Boiler  
Mains Drainage  
Freehold  
No Onward Chain  
Some Finishing Off to do, which will be left for the Purchaser

### Directions

#### From Sturminster Town

Leave Sturminster via Bridge Street. Go over the bridge and turn left to Shillingstone. The cottage will be found on the right hand side, just before the Bull Inn and turning to Broad Oak. For viewings please park in the pub car park or opposite in the nature reserve. Postcode DT10 2BS

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.