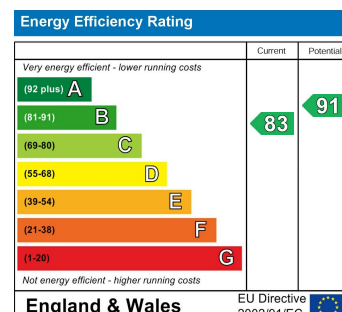


1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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



Glue Hill Sturminster Newton

Guide Price
£385,000

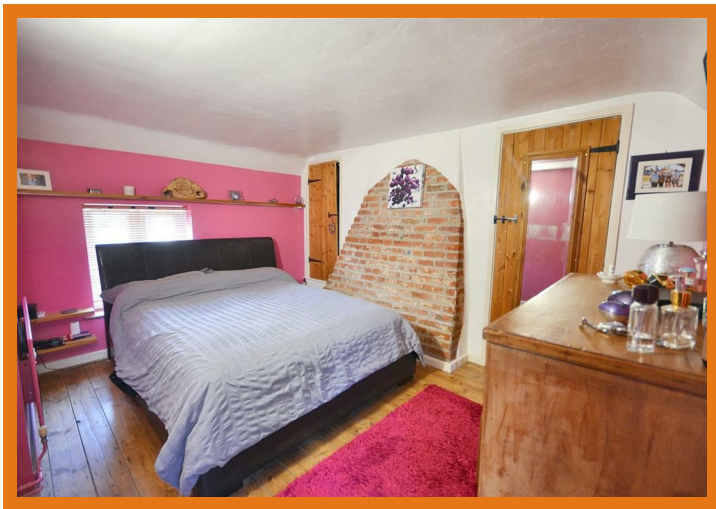
Charming Detached Character Cottage – Easy Stroll to Town

Steeped in history and brimming with personality, this enchanting detached character cottage dates back to the 1800s and blends period features with modern comforts to create a truly special home. Perfectly positioned on the edge of town, with countryside walks right on the doorstep, it offers the best of both worlds — peaceful living within easy reach of local amenities.

Full of charm and original features, the cottage boasts two generous double bedrooms, one with its own en-suite cloakroom, plus a stylish main bathroom. A cleverly boarded loft provides a quirky "hidey hole" — perfect for storage or a secret reading nook. The heart of the home is the warm and inviting sitting room, complete with exposed beams, an impressive inglenook fireplace, Bressumer beam, and hints of the original bread oven — a nod to the home's rich past. The spacious kitchen/dining room offers plenty of room for cooking and entertaining, with ample cupboards, appliances, and beautiful character beams overhead. A stunning conservatory adds a light-filled space to enjoy the garden year-round, perfect for relaxing or hosting guests.

Outside, the magic continues with an easy to maintain garden featuring an open fireplace — ideal for al fresco evenings — and plumbing in place for an outdoor shower. A dedicated cabin makes an excellent home office, store or studio, while a bike store and additional shed provide great practical storage. There is parking for at least three cars, and the nearby countryside and town amenities make daily life both easy and enjoyable.

With its rich heritage, modern flexibility, and wonderful ambience, this unique home offers a rare opportunity to enjoy characterful living in a sought-after setting — ideal for creatives, professionals, or anyone seeking a soulful escape with everything close at hand.



The Property

Accommodation

Inside

Ground Floor
From the road the front door opens into a reception area where the stairs rise to the first floor, door to the kitchen/dining room and opening into the sitting room. The sitting room is a lovely warm characterful room with exposed timbers and a wonderful inglenook fireplace with a Bressumer beam, remains of the old bread oven and a wood burner. Double doors open into a bright and delightful conservatory that is ideal for entertaining or relaxing. Doors lead out to the side of the rear of the cottage.

The combined kitchen and dining room enjoys a triple outlook with a window to the front and one to the rear plus to the side with a view of the garden. It is fitted with a range of units consisting of floor cupboards, some with drawers and eye level cupboards plus a larder. You will find a generous amount of granite work surfaces with a matching upstand and a double stainless steel sink. There is space for an under counter fridge and wine cooler plus an integrated dishwasher and washing machine. The dual fuel range is available by separate negotiation. For practicality, the floor is tiled. From the dining area, a door open to the hall where there is the boiler and door to the garden. This would be your entrance when you live here.

First Floor

On this floor you will find two double bedrooms, both with wardrobes and one with an en-suite cloakroom. There is also the main bathroom, which is fitted with a contemporary suite comprising:- spa bath, WC and a vanity wash hand basin.

Outside

Parking
The parking is located to the far side of the cottage and is accessed from the road onto a generously sized area that is laid to stone chippings. There is ample room to park about three cars. The neighbouring property has a right of way over the access to their own spaces. A timber gate from the parking opens to the side garden.

Garden

The main body of the garden lies to the side of the cottage where there is a good sized paved area that continues to the rear where there is a purpose built open fire - great for when the sun goes down and an ideal spot for entertaining. The rest of the garden is mostly laid to stone chippings for easy maintenance. There are a number of timber cabins/sheds plus a small undercover seating area. The long insulated cabin has light and power and is divided into two - first part is ideal for converting into a home office or gym, the second part with double doors out to the parking is great as storage or a workshop - both have personal doors. There is

also a further timber shed. Part way down the garden there is an outdoor shower and gate that leads to the out to the site of the old privvy. Close to the cottage there is another timber gate opening to the road. The garden is a good size, fully enclosed with a sunny and private aspect.

Useful Information

Energy Efficiency Rating B
Council Tax Band D
uPVC Double Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
Wholly owned solar panels providing an income and reduced bills

Location and Directions

The property is situated on the fringe of the market town of Sturminster Newton, yet within in an easy stroll of the town centre. Steeped in history and tradition, the town still has a Monday Market and offers a combination of country and town living with easy access to some fabulous walking tracks, including the Trailway and nearby is the famous water mill. There is a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages and a variety of entertainment venues. Further facilities which are all about 10 miles away, may be found at Blandford, Shaftesbury, Sherborne and Gillingham both of, which have mainline train stations, serving London Waterloo and Exeter St. David's.
Postcode - DT10 2DJ
What3words - movies.marinated.deliver

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.