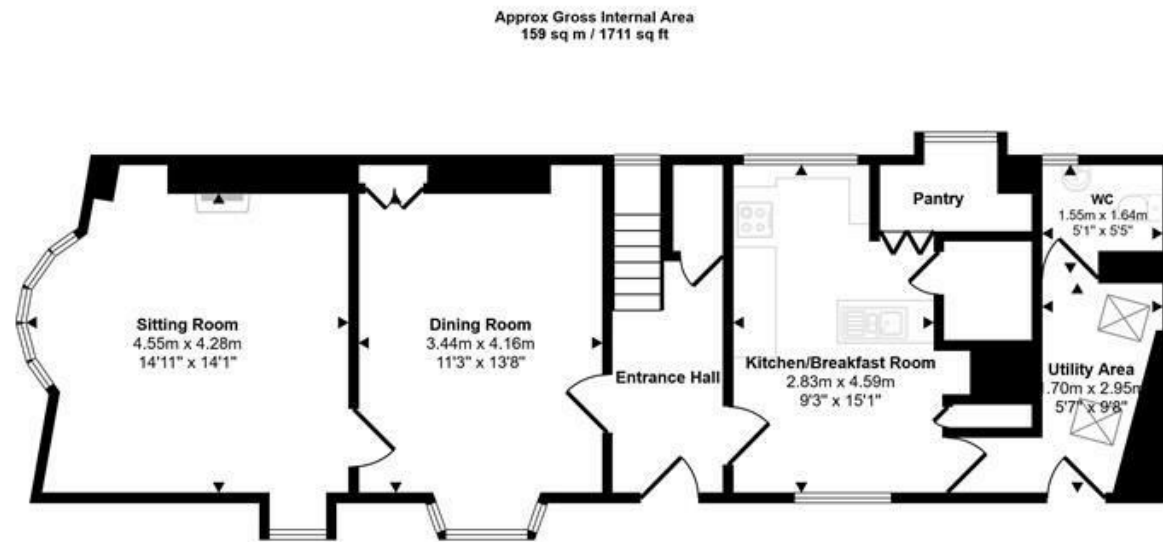
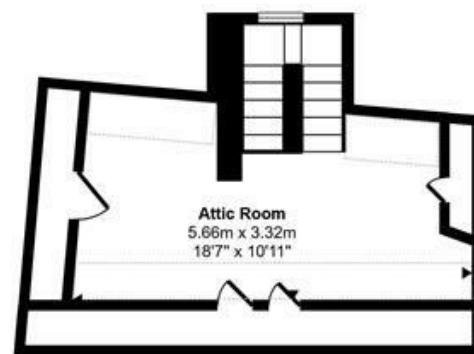




Ground Floor
Approx 73 sq m / 781 sq ft



First Floor
Approx 64 sq m / 684 sq ft



Second Floor
Approx 23 sq m / 247 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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Market Place
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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	



Barrow Hill Stalbridge

Asking Price
£315,000

A Rare Slice of History – Detached Stone Cottage Full of Charm and Potential

Enjoying a central spot, this enchanting detached stone cottage, dating back to the 1870s, offers a unique opportunity to own a piece of the town's history. Once part of the original Dike's supermarket, this character-filled home is now ready for a new chapter.

Brimming with charm and full of original features, the cottage boasts exposed ceiling beams, bay windows and deep silled windows - some with seats beneath, an open fireplace, and an appealing mix of window styles—all whispering stories of its rich past. It's the kind of home that instantly feels special. And, there are some original flagstones outside and two very impressive chimneys that soar from the roof.

Step inside and discover three generously sized bedrooms, two welcoming reception rooms that offer flexible usage, and a kitchen/breakfast room with a traditional walk-in pantry—a rare and delightful feature. A separate utility area and downstairs WC add practical convenience to the charm.

Outside, you'll find a pretty, easy to manage garden perfect for morning coffee or evening relaxation, plus off-road parking—a real bonus this close to town. And with the countryside just moments away, alongside easy access to local shops, cafes, and amenities, you'll enjoy the best of both worlds.

In need of modernisation, this is a fantastic opportunity for those with vision to breathe new life into the cottage and transform it into your dream home. And with no onward chain, your next chapter could begin sooner than you think.



The Property

Accommodation

Inside

Ground Floor

The cottage is approached from the front via a storm porch and front door that opens into a good sized entrance hall. Stairs rise to the first floor and doors lead off to the kitchen/breakfast room and to the dining room. There is a shallow step down into the dining room, which does offer flexible usage. There is a bay window with view over the garden and an open fireplace with stone surround, timber mantelpiece and cupboards and shelving to either side of the chimney breast. From the dining room a door opens into a good sized sitting room with a bay window to the side and door opening to the garden. There is a feature fireplace with timber surround and a gas fire.

The kitchen/breakfast room benefits from a double aspect with a window to the lane and window with a seat beneath overlooking the garden. There are ceiling beams and timber uprights plus the gas fired central heating boiler and airing cupboard housing the hot water cylinder. The kitchen area is fitted with floor and eye

level cupboards, work surfaces and a sink and drainer, as well as space for appliances. A folding door opens to a large walk in pantry that is fitted with shelves. From the kitchen/breakfast room a door opens to a passageway that leads to a utility area and cloakroom.

First Floor

On this floor, you will find a large landing with a window and seat beneath overlooking the garden and stairs rising to the attic rooms. There is also the shower room with a wall mounted wash hand basin, WC and shower with an electric shower plus three good sized bedrooms, two with built in wardrobes.

Outside

Parking and Gardens

From the lane there is an opening, which takes you to the entrance of the cottage. Timber gates open to a block paved drive with space to park one car. Immediately to the front of the cottage there is an area with original flagstones. Steps rise to the main garden, which is mostly laid to lawn and planted with many flowers and shrubs plus trees, including an apple tree. You will find a timber garden shed and an outside water tap. The garden enjoys a sunny and private aspect.

Useful Information

Energy Efficiency Rating tba
Council Tax Band C
Different types of Glazing
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country. Postcode - DT10 2QX What3words - ///teams.factually.them

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.