





# Grove Lane, Stalbridge

This enchanting 17th-century detached Grade II listed cottage is a rare opportunity to own a piece of history in the heart of Dorset's smallest town and with countryside nearby. Originally two properties, it has been historically and sympathetically combined to create over 2,000 sq. ft. of beautifully presented living space spread over three floors, blending period charm with modern convenience.

The ground floor welcomes you with three versatile reception rooms. The triple-aspect sitting room, bathed in natural light, features a bay window, window seats and a magnificent inglenook fireplace with a wood burner—perfect for cosy evenings. The dining room exudes warmth with its oak flooring and another striking inglenook fireplace and is ideal for entertaining or enjoying family meals.. The flexible study/playroom offers a quiet retreat for work or play and the country-style kitchen, with bespoke units and Aga offers plenty of room for meal preparation and space for breakfast.

Upstairs, the property continues to impress with three spacious double bedrooms, including a principal suite with its own en-suite, and a large single bedroom, plus the family bathroom completes this inviting living space.

Outside, the magic continues. Set within half an acre, the property boasts a picturesque garden with plenty of space for children and pets—a true haven for outdoor enthusiasts and nature lovers. Additional features include outbuildings, a car barn, and ample parking, providing practicality alongside its undeniable charm.

Located in the sought-after town of Stalbridge, this exceptional home offers the tranquillity of countryside living while being just a short walk from local amenities, including shops, cafés, and schools. This property is truly a once-in-a-lifetime opportunity to embrace the best of Dorset's heritage and beauty. Don't miss your chance to call it home









## The Property

### Accommodation

#### Inside

##### Ground Floor

Double doors open to a useful porch that has a door opening to a reception area with doors leading to the dining room and the sitting room. The bright and spacious sitting room has a triple aspect and benefits from a built in bookcase and an inglenook fireplace with Bressumer beam. The dining room also has an inglenook fireplace with Bressumer beam and Oak flooring. From the dining room there are stairs rising to the first floor, doors to a good sized study and the inner lobby that leads out to the back of the cottage. From the inner lobby there is access to the utility room and cloakroom as well as to the kitchen/breakfast room.

The kitchen/breakfast room looks out over the rear garden and is fitted with a range of country style units and granite work surfaces with inset porcelain sink plus Travertine flooring.

##### First Floor

The long landing enjoys magnificent views over the Blackmore Vale and has two separate staircases that rise to the second floor. Doors lead off to the main bathroom, and two bedrooms. The principal bedroom benefits from a range of fitted furniture plus an en-suite shower room, as well as boasting a triple aspect with views over the vale and the rear garden. There is also a generously sized single bedroom on the first floor

##### Second Floor

On the second floor there are two more double bedrooms, both enjoying rural views.

#### Outside

##### Garage and Parking

The property is approached from the lane onto a drive leading to a five bar gate opening to a further drive, which sweeps up to the car barn.

##### Garden

The garden has been beautifully landscaped with many areas of interest - there is a paved seating area outside of the sitting room with steps rising to a lawn, edged by well stocked mature shrub and flower borders and miniature privet hedge. There are fruit trees and a meandering gravel path leading to the outbuildings and vegetable garden. The whole grounds extend to just under half an acre, boasting a sunny and private aspect enclosed mostly by old stone walls.

##### The Outbuildings

The outbuildings - all with light and power, consist of:-

Double Car Barn with attached workshop - 4.62 m x 6.10 m (15'2" x 20') + 4.62 m x 2.74 m (15'2" x 9')

Old Stables - 3.68 m x 3.94 m (12'1" x 12'11") - 3.71 m x 4.78 m (12'2" x 15'8")

Games Room - 5.33 m x 3.25 m (17'6" x 10'8") approximately (insulated)

#### Useful Information

Energy Efficiency Rating - Exempt - Grade II Listed Council Tax Band G

Original Style Windows - some with secondary glazing

Oil Fired Central Heating

Mains Drainage

Freehold

There is lapsed planning permission to extend the kitchen.

#### The Location

## Stalbridge

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.

#### Directions

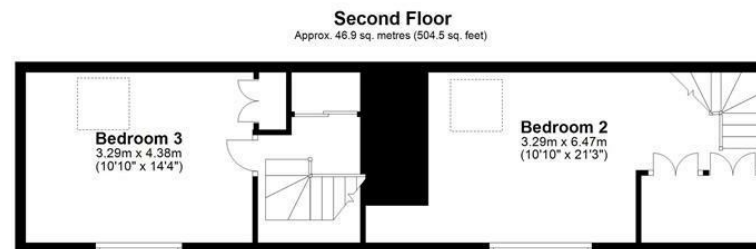
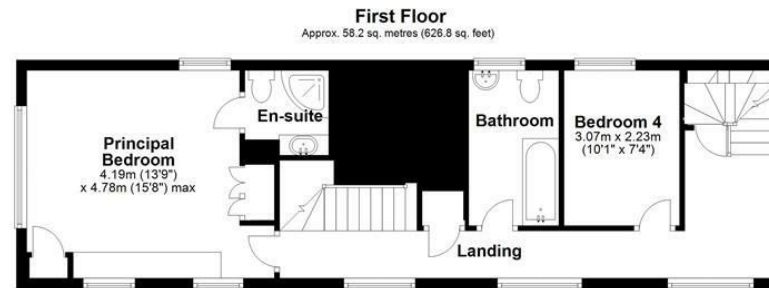
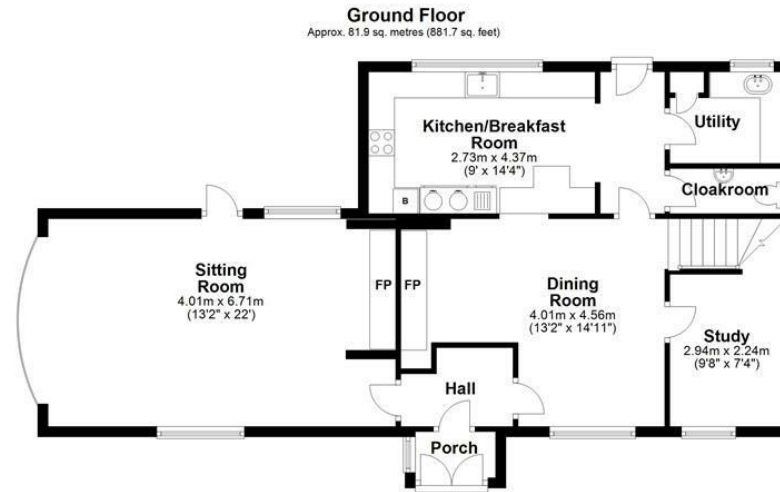
##### From the Sturminster Newton Office

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering Stalbridge continue past the petrol station onto Ring Street. Just after the turning for Dike's supermarket turn left into The Cutting and straight over Barrow Hill to Grove Lane, which is a one way road. Go straight over into the continuation of Grove Lane. The property will be found at the top of the road on the left hand side. Postcode DT10 2RD









Total area: approx. 187.0 sq. metres (2013.0 sq. feet)

01258 473030

1 Market House, Market Place, Sturminster  
Newton, Dorset, DT10 1AS  
sales@mortonnew.co.uk  
www.mortonnew.co.uk

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