



**Old Smithy**  
Stalbridge • Dorset • DT10 2QT

**KingsLand**  
Property & Land Agents



## ■ DESCRIPTION

Old Smithy is a pretty, two-bedroom, terrace natural stone grade II Listed cottage situated in the heart of the town of Stalbridge amongst other attractive, period properties. The cottage retains some lovely character features including a fireplace, natural stone elevations and exposed beams. The cottage boasts an enclosed rear courtyard garden with access at the rear. The accommodation comprises sitting room, galley kitchen, two good size bedrooms, bathroom, gas fired central heating. The cottage is set in a highly sought-after residential area in the heart of Stalbridge.

## ■ ACCOMMODATION

Pathway leads to storm porch, panelled front door leads to the sitting room:

■ **SITTING ROOM** A generous sitting room enjoying a wealth of character, window to the front aspect, exposed beam work, large fireplace recess with natural stone elevations, wood effect laminate flooring, radiator, stairs rising to the first floor, panel door leads to kitchen.

■ **KITCHEN** Galley style kitchen with a range of fitted panelled units with roll top work surface, inset one and a half bowl stainless steel sink and drainer with mixer tap over, part tiled walls, a range of drawers and cupboards under, space for cooker and fridge freezer, space and plumbing for washing machine and tumble dryer, ceramic floor tiles, radiator, wall mounted gas central heating boiler, double glazed window to the rear aspect and double glazed door leads to the courtyard garden.

From the sitting room stairs rising to the first-floor landing.

■ **LANDING** Linen cupboard and doors leading to the bedrooms and bathroom.

■ **BEDROOM 1** Double glazed windows to the rear overlooking the rear courtyard garden, radiator, and laminate wood flooring.

■ **BEDROOM 2** A good size room with double glazed window overlooking the rear aspect, radiator, and laminate flooring.

■ **BATHROOM** A fitted suite comprising low-level WC, pedestal wash hand basin, bath with shower tap arrangement over, part tiled walls, radiator, loft access, obscure low-level window to the front aspect.



# FEATURES

- Two Bedroom Grade II Listed Period Cottage
- Sitting Room
- Galley Style Kitchen
- Living and Dining Room
- Bathroom
- Original Feature Fireplace
- Rear Courtyard Garden
- Gas Fired Central Heating



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## OUTSIDE

■ **FRONT GARDEN** At the front of the property, there is a small, paved area and storm porch with storage.

■ **REAR GARDEN** At the rear of Old Smithy, there is a small private courtyard garden ideal for pots and plants, tap, outside light, timber shed, and a timber gate gives a right of way to the front of the property.

■ **LOCATION** The property lies close to the centre of the Dorset town of Stalbridge within walking distance of many of the amenities but away from the through traffic of the village. Stalbridge has an unusual number of amenities including the renowned Dikes supermarket, and a selection of shops, a church, a primary school, two public houses and a village hall while both the historic Abbey town of Sherborne and the local regional centre of Yeovil lie within comfortable motoring distance providing between them an excellent range of cultural, recreational, and shopping facilities. Sporting, walking, and riding opportunities abound within the area with many walks to be had from the village itself while the region is well known for both its public and privately funded schooling. Communication links are good with a main line station at Templecombe linking directly with London Waterloo while road links are along the A303 joined at Wincanton giving swift access to London and the Home Counties along the M3, M25 route.

■ **SERVICES** Mains water, electricity, mains drainage, gas central heating and telephone all subject to the usual utility regulations.

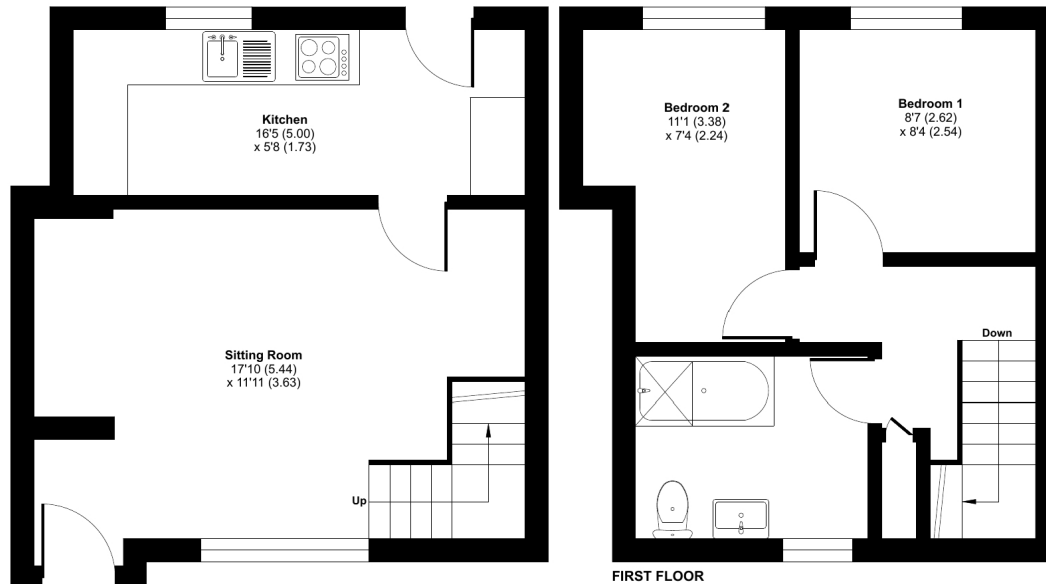
■ **CAUTION** NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

## FLOOR PLANS

### Old Smithy, Barrow Hill, Stalbridge, Sturminster Newton, DT10

Approximate Area = 600 sq ft / 55.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hopkins Estates T/A Kingsland Property & Land Agents. REF: 1007366

### FOR CLARIFICATION

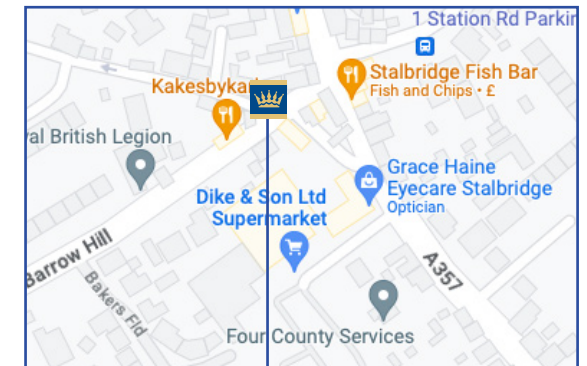
We wish to inform you prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishing.

Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars.

### COUNCIL TAX BAND B

### TENURE Freehold

**VIEWING** Strictly by appointment through the agents.



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