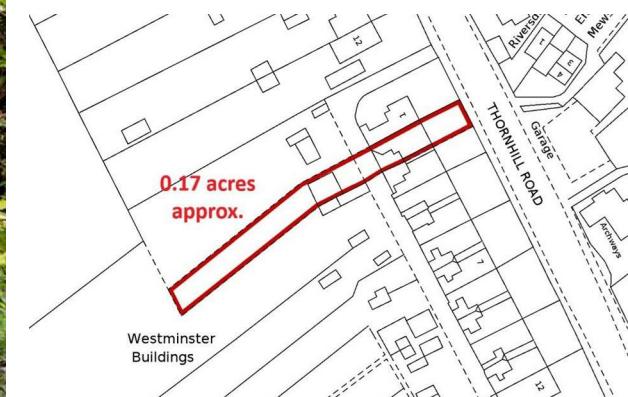


Rolfe East



Westminster Buildings, Stalbridge, DT10 2PP

Offers In Excess Of £325,000

- 2/3 BEDROOM SPACIOUS PERIOD TERRACED HOME (1459 square feet).
- RECENTLY RENOVATED AND IMPROVED TO A TASTEFUL STANDARD THROUGHOUT.
- GROUND FLOOR OFFICE ROOM / OCCASIONAL GROUND FLOOR BEDROOM THREE.
- SHORT WALK TO NEARBY COUNTRYSIDE FROM FRONT DOOR.
- HUGE 215' REAR GARDEN - PLOT EXTENDS TO 0.17 ACRES APPROXIMATELY.
- EXCELLENT CEILING HEIGHTS, FLAGSTONE FLOORS AND PERIOD PANELLING.
- LARGE OPEN PLAN KITCHEN DINING ROOM.
- DETACHED GARAGE / WORKSHOP PLUS DRIVEWAY PARKING FOR TWO CARS.
- MAINS GAS FIRED RADIATOR CENTRAL HEATING AND UPVC DOUBLE GLAZING.
- SHORT WALK TO EXCELLENT TOWN AMENITIES.

2 Westminster Buildings, Stalbridge DT10 2PP

HUGE 215' GARDEN, DETACHED GARAGE / WORKSHOP AND DRIVEWAY FOR TWO CARS! '2 Westminster Buildings' is a pretty, natural stone, period house dating back to circa 1800 and situated in a very popular residential address, a short walk to the town centre and nearby countryside. The cottage boasts a huge, level rear garden plus a detached one-and-a-half size garage / workshop. There is also driveway parking for two to three cars at the rear, accessed via a shared private road. The rear garden enjoys a sunny south westerly aspect. The property has been tastefully extended and refurbished, boasting good levels of natural light from a sunny aspect. There is a wealth of character features including excellent ceiling heights, period panel doors, period fireplaces, flagstone floors and much more and yet the property is enviably free from the restrictions of Grade II listing. It is heated by mains gas-fired radiator central heating and also benefits from uPVC double glazing. The accommodation briefly comprises entrance reception hall, sitting room, L-shaped open plan kitchen dining room with feature vaulted ceiling and office / occasional ground floor bedroom three. On the first floor, there is a landing area and two generous bedrooms and a large family bathroom. The front bedroom benefits from far reaching countryside views at the front beyond neighbouring premises. There is a large loft void offering potential for loft conversion, subject to the necessary planning permission. The property has countryside and town walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! Stalbridge is Dorset's smallest town and offers a selection of good pubs, a Church of England primary school, dentist's, library, optician's, chemist's, post office and petrol station. The town proudly boasts Dikes, a family run, independent supermarket, deli and café, which is a short walk away and convenient for a wide range of good quality supplies.



Council Tax Band: C



It is a very short drive to the sought-after, historic town centre of Sherborne with its superb boutique high street and cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. The town centre also benefits from the mainline railway station making London Waterloo in just over two hours. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House.

Wrought iron gate gives access to shared front pathway leading to shared under cover side passage. uPVC double glazed front door leads to

ENTRANCE HALL: 8'7 maximum x 4'6 maximum. A useful greeting area providing a heart to the home, uPVC double glazed window to the front boasting an easterly aspect and the morning sun, uPVC double glazed window to the side, radiator, staircase rises to the first floor, moulded skirting boards and architraves, flagstone floors, radiator, telephone point. Pine panel door leads from the entrance hall to the

SITTING ROOM: 17'4 maximum x 15'7 maximum. A generous main reception room enjoying excellent ceiling heights, uPVC double glazed window to the front overlooks the front garden boasting an easterly aspect, period style stone fire surrounds and hearth, oak flooring, inset feature ceiling lighting, two bespoke fitted fireside recess dresser units, radiator, moulded skirting boards and architraves, various feature alcoves. Pine panel door leads to understairs storage cupboard space. Glazed pine door leads from the sitting room to the

OPEN-PLAN KITCHEN DINING ROOM: 18'11 maximum x 18'9 maximum. A superb L-shaped open plan living space enjoying a light dual aspect with two uPVC double glazed windows to the side, two uPVC double glazed windows to the rear, uPVC double glazed door to the rear, oak herringbone feature flooring, two radiators, moulded skirting boards and architraves,

feature exposed brick internal elevations, oak shelved alcove, a range of modern kitchen units comprising hardwood worksurface, ceramic Belfast sink with mixer tap over, glass splash back, tiled surrounds, range-style Rangemaster electric oven, a range of drawers and cupboards under, space and plumbing for washing machine, a range of matching wall mounted cupboards, cooker hood extractor fan, integrated fridge and freezer, excellent ceiling heights, double glazed Velux ceiling window, quarry tiled floor. Glazed pine door from the dining room area gives access to

OFFICE / OCCASIONAL GROUND FLOOR BEDROOM: 10'5 maximum x 8'7 maximum. Feature fireplace recess, flagstone floors, radiator, shelved alcove.

Staircase rises from the entrance hall to the first floor landing, uPVC double glazed window to the rear, double glazed Velux ceiling window to the rear, excellent ceiling heights. Pine panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 13'11 maximum x 10'3 maximum. A generous double bedroom, uPVC double glazed window to the front, radiator, moulded skirting boards and architraves, period style fire surround, cast iron inset, stone hearth, moulded skirting boards and architraves, moulded picture rail.

BEDROOM TWO: 10'11 maximum x 11'3 maximum. A second generous double bedroom, excellent ceiling heights, uPVC double glazed window to the front, pine moulded skirting boards and architraves, moulded picture rail, radiator, ceiling hatch to loft space, feature internal stone glass window. Pine panel door leads to fitted wardrobe cupboard space.

FIRST FLOOR FAMILY BATHROOM: 10'8 maximum x 8'5 maximum. A generous bathroom, a white suite comprising low level WC, pedestal wash basin, panel bath with mains shower tap arrangement over, shower rail, tiling to walls, timber effect flooring, radiator, uPVC double glazed window to the rear, door leads to storage cupboard space.

OUTSIDE:

This property occupies a generous plot and gardens extending to 0.17 acres approximately.

At the front of the property there is a portion of lawned front garden giving a depth of 37'10 from the pavement. Shared pathway leads to shared under cover area. The front garden boasts a variety of well stocked flowerbeds and borders enjoying some mature hedges and plants, communal access door via the shared under cover area leads to the rear of the property where there is a small courtyard garden and a variety of flowerbeds, area to store recycling containers and wheelie bins, outside light.

ATTACHED BRICK-BUILT OUTBUILDING: Housing central heating boiler and pressurised hot water cylinder, immersion heater and expansion tank. A shared driveway leads across the rear of the property servicing the terrace of houses. Beyond the private road is a **PRIVATE DRIVEWAY** parking area providing off road parking for 2-3 cars, outside lighting, rainwater harvesting butt. Driveway leads

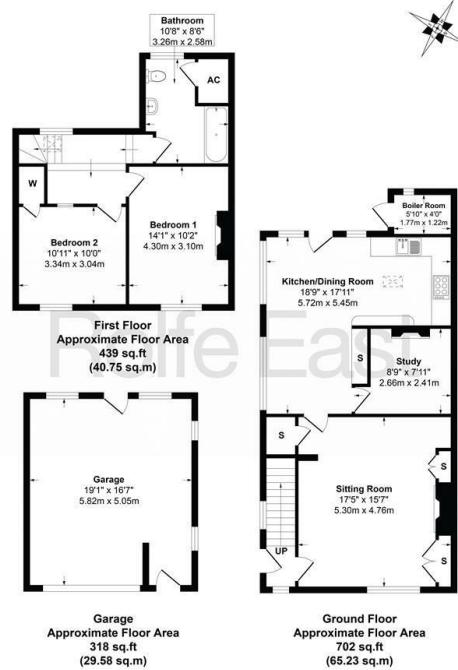
DETACHED GARAGE / WORKSHOP: 19'2 in depth x 16'8 maximum. Automatic up-and-over garage door, light and power connected, two windows to the side, two double glazed windows to the rear, double glazed personal door to the rear, glazed door to the front, rafter storage above.

At the side of the garage, there is a gate giving access to the **MAIN REAR GARDEN**. This huge rear garden measures approximately 215' in length x approximately 30' in width. The main portion of the garden is laid to lawn and enclosed by timber panel fencing, a variety of mature trees, plants and shrubs including mature borders and flowerbeds, fruit nets, brick build BBQ, rainwater harvesting butt, outside tap, large fishpond with water feature. The rear garden boasts a sunny, westerly aspect.





Westminster Buildings, Stalbridge, Dorset, DT10



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		