



**70 BRIDGE STREET**  
**STURMINSTER NEWTON, DT10 1BZ**

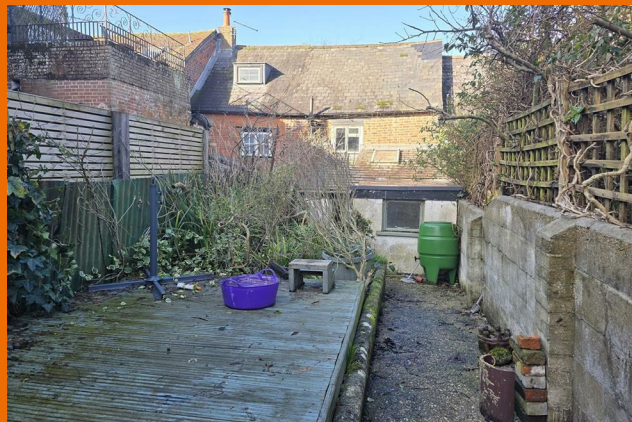
**£180,000**  
**FREEHOLD**

**\*\* For sale by online auction \*\* Pre-Auction offers considered \*\***

A rare opportunity in the heart of Sturminster Newton – this charming Georgian unlisted cottage offers two generous double bedrooms, a delightful rear garden, and exceptional potential throughout. Requiring full modernisation, it presents an exciting chance to create a beautiful character home in a prime central location.



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### Description:

Nestled in the very heart of Sturminster Newton, this enchanting Grade II-style (unlisted) period cottage dates back over 300 years and offers a rare opportunity to acquire a characterful home brimming with history and potential.

Believed to originate from the early 18th century, the property showcases the charm and proportions typical of its era, with generous room sizes and a warm, inviting feel throughout. The accommodation comprises two particularly well-proportioned double bedrooms, both offering excellent space rarely found in cottages of this age.

On the ground floor, the layout provides a traditional arrangement with clear scope for reconfiguration or enhancement (subject to any necessary consents). The property now requires full updating, presenting an exciting blank canvas for buyers looking to restore and modernise a historic home to their own taste and specification. Whether your vision is a cosy country retreat, a stylish character residence, or an investment project, the potential here is undeniable.

To the rear, a delightful and surprisingly private garden offers a charming outdoor space – perfect for pot plants, cottage-style planting, or simply enjoying a quiet moment in this sought-after central location.

Positioned within easy reach of the town's amenities, riverside walks, independent shops and local facilities, this is a rare chance to secure a piece of Dorset heritage in a prime central setting.

### About the area:

Sturminster Newton is an interesting and picturesque market town in the heart of the Blackmore Vale in an elevated position by the River Stour. There are many fascinating properties from a wide variety of periods and this is particularly noticeable on this street. The town is surrounded by beautiful Dorset countryside and there is excellent access to some wonderful walking and riding routes, including the Stour Way which runs for over 60 miles from the source of the river to Dorset's beautiful coastline, there is also The Dorset Trailway, which follows the old railway line from Sturminster Newton to Spetisbury taking in a wide variety of environments. A short walk from the front door and you can cross the Stour on an historic five arch bridge visit one of Britain's oldest functioning water mills, where volunteers still grind flour, which you can purchase at the mill, or why not just sit and relax with a cup of tea and a homemade cake. Field sports are well represented in the surrounding areas and there is excellent coarse fishing on The Stour. The world renowned Jurassic coast is only some 40 minutes, (approx. 27miles), away and here you can find a wide variety of water sports and coastal walks.

### Modern Auction Terms & Conditions

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete

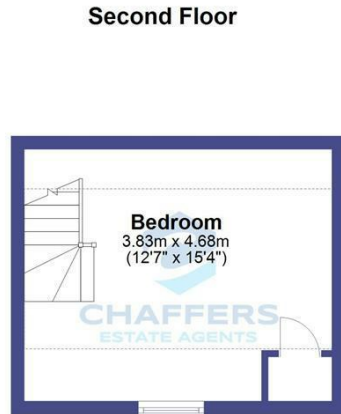
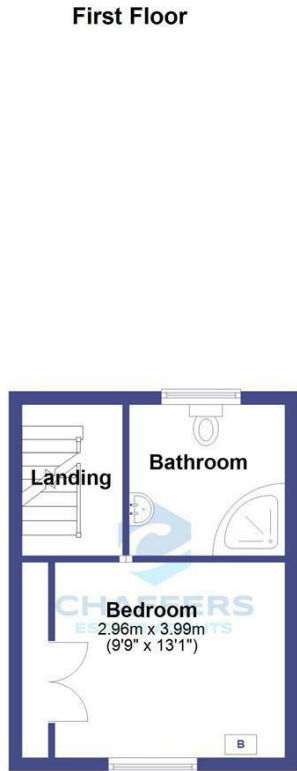
further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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