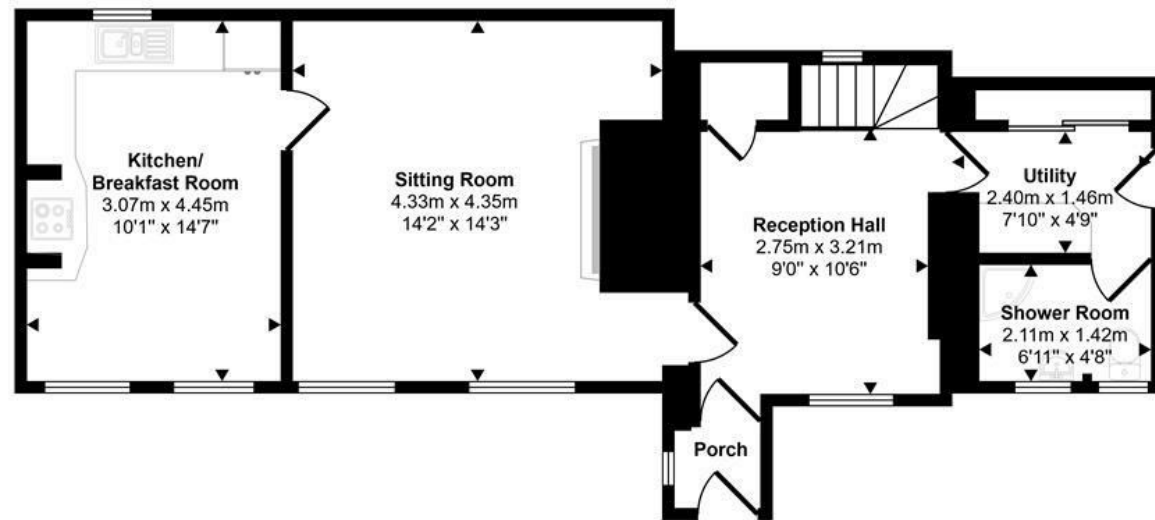
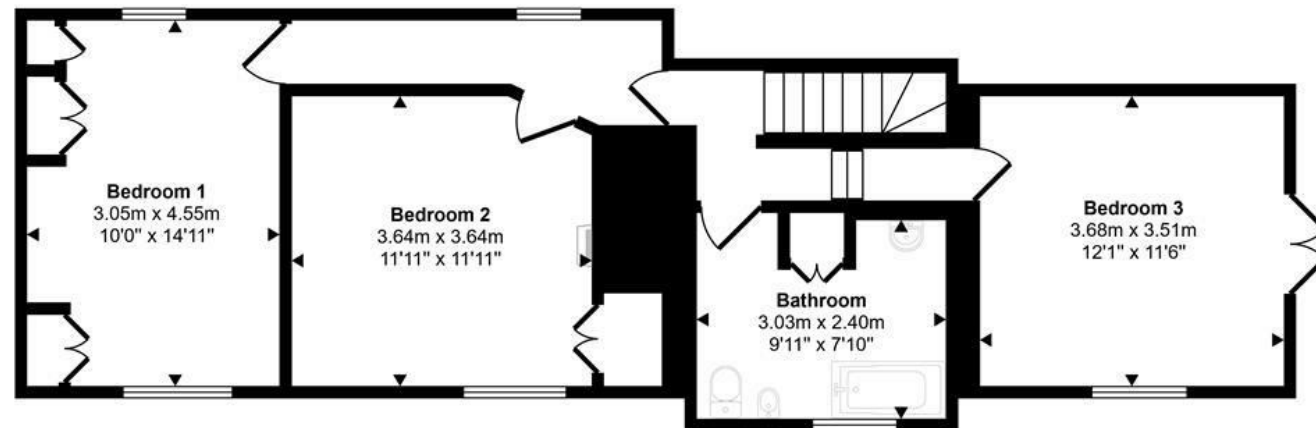


Approx Gross Internal Area
121 sq m / 1297 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft



First Floor
Approx 63 sq m / 674 sq ft

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.

1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

t. 01258 473030
sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Burton Street
Marnhall

Asking Price
£390,000

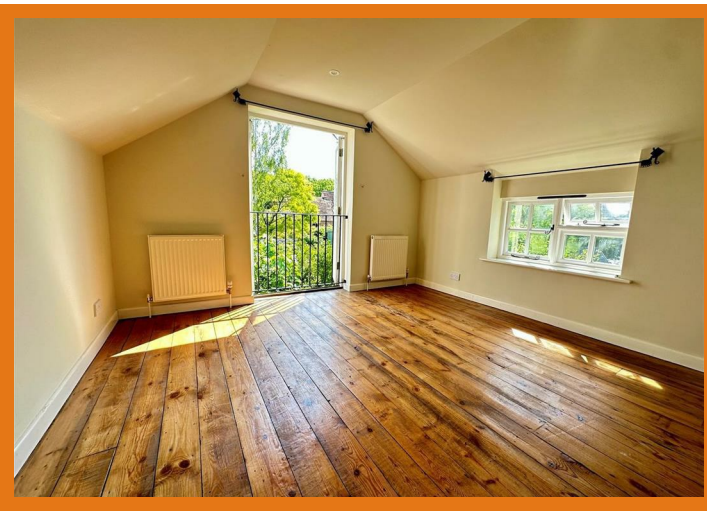
Idyllic Stone Cottage in the Heart of Marnhall – Private, Characterful & Full of Potential

Tucked away off the road in a wonderfully secluded spot, yet just moments from the heart of the well served village of Marnhall, this charming detached stone cottage offers the best of both worlds – peaceful privacy with every convenience on your doorstep or just a short walk away.

Full of warmth and character, this enchanting home is brimming with original features – think cottage-style paned glass windows, deep sills and inviting window seats, there are exposed ceiling beams and timber uprights, plus cosy fireplaces that tell a story of years gone by. Step through the gate and follow the lavender-lined path, past the front door to discover a circular lawn bordered by classic cottage garden beds, bursting with colour and charm. Two garden sheds offer handy storage, while a separate cabin is ideal for working from home, creative projects or simply enjoying a bit of peace and quiet.

Inside, the layout is both practical and full of potential: two characterful reception rooms, a traditional kitchen fitted with country style cabinetry, a separate utility, and a ground-floor shower room. Upstairs, three generous double bedrooms, two with wardrobes and one with a Juliette balcony that takes in views towards Duncliffe Wood, and a family bathroom offer flexible living for families, couples or guests.

With no onward chain and plenty of scope to update and personalise, this is a rare chance to create your dream country home in one of Dorset's most sought-after villages – all within walking distance of pubs, shops, a post office, and more.



The Property
Accommodation

Inside

Ground Floor

The front door opens into a useful storm porch with a partly pitched room and slate tiled floor. A further door opens into a versatile reception hall that lends itself as a study, dining hall or just as a welcoming place to greet visitors. The hall has a window to the front and boasts exposed ceiling beams and a stone fireplace. Stairs rise to the first floor with a good sized cupboard beneath with ample room for coats, boots and shoes. There are latch doors to the utility room and to the sitting room.

The spacious sitting room has two windows overlooking the frontage - both with seats beneath. You will find exposed ceiling beams and timber uprights and there is a large brick fireplace with Bressummer beam and a wood burner. From here a door opens into a bright, generously sized kitchen/breakfast room with deep silled windows to the front and rear, and plenty of room for a dining table and chairs. It is fitted with a range of country style units consisting of floor cupboards with drawers and corner carousel, separate drawer units and eye level cupboards and shelves. You will find a good amount of work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a swan neck mixer tap. There is an eye level double electric oven, space for an under counter fridge and a gas hob with with a brick built false chimney and dresser style unit. For practicality, the floor is tiled.

Also on the ground floor is the utility with space and plumbing for a washing machine, large cupboard housing the gas fired central heating boiler and providing storage plus a ground floor shower room.

First Floor

On this floor there split level landing leads off to the bedrooms and bathroom. The bathroom is fitted with a WC, bath with a mixer tap and telephone style shower attachment and a wall hung wash hand basin. For appearance and practicality, the floor is laid in a slate tile. There is also the stone chimney breast - possibly once an open fireplace. The three bedrooms are all double sized, two with built in wardrobes, one with an original fireplace and one with exposed floorboards and a Juliette balcony, which takes in a distant view of Dunccliffe Woods.

Outside

Gardens

The cottage is accessed from Burton Street on foot - there is a path that leads along the back of the shop to double timber gates that open onto a wide paved path that is flanked by lavender beds and leads to the front door and garden beyond. There is an undercover seating area and gentle steps rise to a path that takes you to the circular lawn. This is edged by well stocked mature beds that are planted with a variety of trees, shrubs and cottage flowers. There are two sheds and a timber cabin with power that would make a great work from home space of hobbies room. The garden is fully enclosed, enjoying good privacy and a sunny aspect.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
Sustainable Wood Framed Paned Glass Window with mixed single and double glazing
Gas Fired Central Heating from a Combination Boiler
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Marnhull is a picturesque village in North Dorset, England, situated in the Blackmore Vale. Known for its charming countryside, historic thatched cottages, and traditional English pubs, Marnhull was famously depicted as "Marlott" in Thomas Hardy's Tess of the d'Urbervilles. The village boasts a strong community spirit, with a church dating back to the 15th century, local shops, and scenic walking trails. Its peaceful rural setting makes it a quintessential English village with a rich heritage and natural beauty. The village offers an excellent range of facilities that cater to both residents and visitors. The village has two traditional pubs, The Crown Inn and The Blackmore Vale Inn, both serving food and local ales. There are also local shops, including a convenience store and a post office. The village has a primary school, a doctor's surgery, and a village hall that hosts various community events and activities. Additionally, Marnhull has a recreation ground, a tennis club, and several walking and cycling routes, making it an ideal location for outdoor enthusiasts.
Postcode - DT10 1PH
What3words - ///surfer.handsets.overhear

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 firms employment has the authority to make or give any representation or warranty in respect of the property.