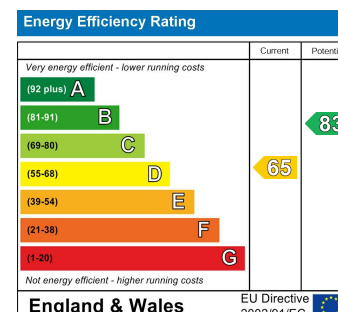


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Sackmore Green Marnhull

Offers In Excess Of
£250,000

Chance to Create a Home to Suit Your Needs in a Popular Dorset Village:-

An exciting opportunity to create your dream family home in the well-served and popular village of Marnhull. This charming semi-detached older-style property is situated in a quiet cul-de-sac, offering peace, privacy, and some delightful views over the fields to the church tower.

Set on a generous plot, the garden provides endless potential to landscape and design a space perfectly suited to family life, from play areas to entertaining spaces, and there is plenty of room for chickens or a vegetable patch.

Inside, the home offers well proportioned accommodation with a good sized welcoming hall, a sitting room with a bay window that overlooks the front garden and open fireplace that could potentially house a log burner and provide a cosy family room ideal for movie nights or entertaining friends. The dining room with a second fireplace has ample room for a large dining table and chairs, and a useful serving hatch to the kitchen makes easy clearing away effortless. The kitchen has a range of units and retains a handy pantry. An inner hall leads to a versatile room that could be a transformed into a utility, home office, or family space, customized to your own needs. Upstairs, there are two double bedrooms, a good sized single bedroom and a shower room, ready to be transformed to meet your family's needs.

With no onward chain, this property offers the perfect canvas to create a home that fits your lifestyle, combining the charm of village life with space, potential, and the freedom to make it your own.



The Property

Accommodation

Inside

Ground Floor

The property is approached from the road onto a path that leads to a storm porch where the front door opens into a generously sized entrance hall with a window to the side, stairs rising to the first floor and doors leading off to the sitting room, dining room and kitchen. There is a storage cupboard, which is perfect for coats, boots and shoes.

The sitting room has a large bay window overlooking the front garden and has an open fireplace. There is plenty of room for a settee and armchairs. The dining room lies to the back of the house with an outlook over the rear garden. It too has an open fireplace and a serving hatch to the kitchen.

The kitchen has a view over the rear garden and is fitted with a range of floor and eye level cupboards, work surfaces and a stainless steel sink and double drainer. You will find plumbing for a washing machine and spaces for other appliances. There is also the original

pantry that is fitted with shelves.

There is a door from the kitchen that opens to a side hall where there is store cupboards and door to a store room, which a door to a WC. This could be used to create a utility room, work from home space or something tailored to your own needs.

First Floor

On this floor there is the wet room, a good sized single bedroom and two double bedrooms, one with the airing cupboard and an open fireplace.

Outside

Garage and Parking

There is a detached garage with double opening doors and parking on the drive for about three cars.

Gardens

These are mostly laid to lawn and offer scope to landscape your own way. The rear garden is exceptionally large.

Useful Information

Energy Efficiency Rating D

Council Tax Band C

uPVC Double Glazing

Electric Individually Controlled Heaters

Mains Drainage

Freehold

No Onward Chan

Location and Directions

Marnhull is a picturesque village in North Dorset, England, situated in the Blackmore Vale. 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. There are two traditional pubs, 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 1PW

What3words -

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