

Total area: approx. 131.1 sq. metres (1411.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	23
EU Directive 2002/91/EC			

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Burton Street
Marnhull

Guide Price
£345,000

A fabulous opportunity to purchase a charming semi detached character home offering spacious accommodation, in excess of 1400 square feet (131 sq m), arranged over three floor and presented to the market with the advantage of no onward chain and enjoying some rural views. The property is situated close to the heart of this well served popular Dorset village, which boasts a thriving community with a variety of sports and social clubs, general store with post office, doctors surgery with pharmacy, primary school, convenience shop, public houses and church. There is also the village hall and grounds, which hosts many events. We believe that the property dates the 1870s when it was a Methodist church and has been the very much cherished home to our seller for over seventeen years. During this time it has been maintained and improved yet offers the next lucky owner scope to create a home to one's own taste. Many character features remain, which include windows with deep sills and stone mullions, fireplaces, picture rails and some wood panelled walls. To satisfy modern day expectation there is electric heating from two boilers to radiators and leased solar panels. This impressive property would make a great retreat from a hectic city life with its easy to maintain sunny garden or equally as a main residence for those looking for country living. A viewing is an absolute must to truly appreciate just what this special home can provide.

In brief, the ground floor accommodation consists of useful porch, dining room, large sitting room with fireplace and kitchen fitted with plenty of cupboards and some built in appliances. There is also a breakfast room and cloakroom. On the first floor there is a good sized landing, bathroom and two double bedrooms. There is also an attic room with separate store. which has a basin and access to a further loft space. Outside, there is an enclosed courtyard style garden boasting a southerly aspect.

Energy Efficiency Rating F - Council Tax Band C - DRAFT DETAILS



ACCOMMODATION

Ground Floor

Porch

Steps rise to a timber front door, which opens into a good sized useful porch with windows to either side. Ceiling light. Wall mounted electrical consumer unit. Quarry tiled floor. One step up to panelled door to the:-

Dining Room

4.29m" x 3.07m" (14'1" x 10'1")
Window with deep sill overlooking the lane to the front and double doors opening to the rear courtyard garden. Wall lights. Part wood panelled walls. Radiator. Power and telephone points. Engineered oak flooring. Door to the understairs storage cupboard and cloakroom and original style white panelled doors to the inner hall and to the:-

Sitting Room

4.27m x 4.85m" (14' x 15'11")
Shallow step down. Window to the lane side with stone mullions and deep sill and double doors opening out to the rear courtyard. Ceiling light. Picture rail. Part wood panelled walls and display shelf. Recess with display shelves. Two radiators. Power points. Television connection. Fireplace with timber beam, stone hearth and wood burner.

Inner Hall

Window overlooking the rear courtyard and stairs rising to the first floor. Opening and shallow step down into the:-

Kitchen

4.19m" x 2.59m" (13'9" x 8'6")
Two windows with deep sills to the front. Ceiling light. Radiator. Power points. Fitted with a range of modern country style soft closing kitchen units consisting of floor cupboards, two separate drawer units with deep drawers, larder style cupboard and eye level cupboards and cabinet with counter lighting under. Further built in storage cupboard housing the central heating programmer. Generous amount of solid wood work surfaces with matching upstand. Butler style sink with swan neck mixer and pull out drawer beneath. Space for a one and a half sized fridge/freezer. Built in eye level double electric oven and microwave with storage cupboards above and below. Induction hob with extractor hood over. Integrated dishwasher and washing machine. Tiled floor. Opening and step up to:-

Breakfast Room

1.78m" x 3.30m" (5'10" x 10'10")
Window to the rear and side and stable door with inset glass pane to the side opening to the rear courtyard garden. Velux to the rear. Ceiling light. Coat hooks. Power points. Tiled floor.

Cloakroom

Obscured glazed window with deep sill to the front elevation. Part wood panelled walls. Low level WC with dual flush facility. Wash hand basin. Engineered oak flooring.

First Floor

Landing

Stairs rise to a good sized split level landing. Window with stone mullion to the front overlooking the lane. Ceiling light.

Part wood panelled walls. Radiator. Power points. Steps to door opening to door and stairs rising to the loft room. Latch door to the bathroom and bedroom two and step up and panelled door to:-

Bedroom One

4.32m" x 4.90m" (14'2" x 16'1")
Window with stone mullion to the front and window with deep sill to the rear enjoying a partial rural view. Ceiling light. Two radiators. Power points. Television connection. Built in double wardrobe with hanging rail and shelf.

Bedroom Two

4.37m" x 3.02m" (14'4" x 9'11")
Window with deep sill to the rear, enjoying partial rural views. Ceiling light. Radiator. Part wood panelled walls. Power points. Victorian style fireplace with black iron grate. Airing cupboard housing the hot water cylinder. Cupboard housing the two electric boilers and fitted with slatted shelves. Fitted drawers with shelves above and built in double wardrobe with hanging rail and shelf.

Bathroom

Window with deep sill to the rear. Recessed ceiling lights. Coved. Chrome heated towel rail. Part wood panelled walls. Fitted with a stylish suite consisting of corner tiled shower cubicle with shelf and choice of rainfall shower head or hand held shower, free standing Victorian style roll top bath with claw feet and mixer tap with telephone style shower attachment, low level WC with concealed cistern and pedestal wash hand basin. Ceramic tiled floor.

Second Floor

Attic Room

2.79m" x 5.26m" (9'2" x 17'3")
Some restricted headroom. Maximum measurements. Two velux windows to the rear with some countryside views. Recessed ceiling light. Radiator. Power points. Exposed timbers. Door to storage room with light, wash hand basin and the solar panel box. Further door to the rest of the loft.

Outside

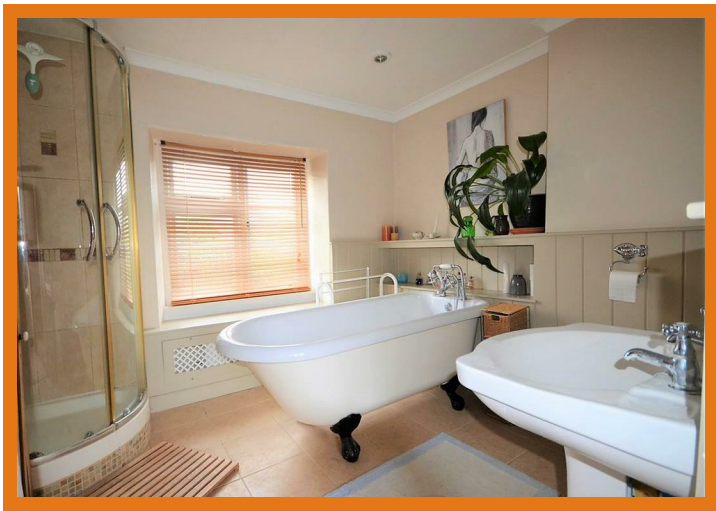
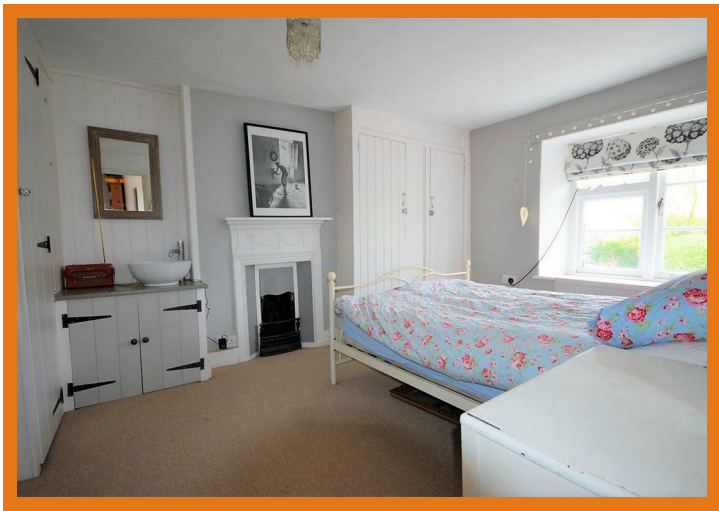
Courtyard Garden

The rear garden is laid to gravel with a raised bed retained by old stone walls and planted with a variety of shrubs and flowers. There is also a shed and gate to the side. The courtyard enjoys a very good amount of privacy and a southerly aspect.

Directions

From the Sturminster Newton Office

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. The property will be found on the left hand side opposite the turn for Love Lane and before the turning into Sackmore Lane.



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.