

Approx Gross Internal Area
100 sq m / 1081 sq ft

Ground Floor
Approx 40 sq m / 429 sq ft

First Floor
Approx 39 sq m / 416 sq ft

Outbuilding
Approx 22 sq m / 236 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Sackmore Lane

Marnhull

Offers In Excess Of

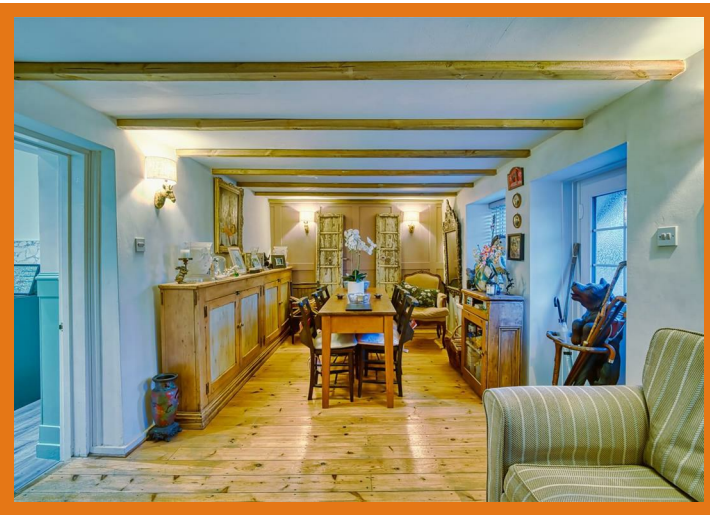
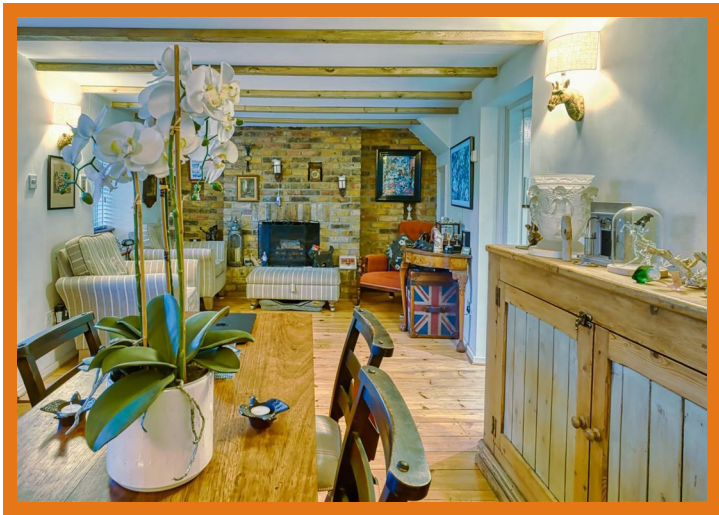
£400,000

Set along one of Marnhull’s most favoured and peaceful lanes, Rose Cottage is a beautifully renovated semi-detached cottage offering a rare blend of character, modern comfort and flexibility. Enjoying an edge-of-village position with views across open fields, the property is within easy walking distance of the village amenities, creating an ideal balance of privacy and convenience.

During their ownership, the current owners have undertaken a comprehensive yet sympathetic renovation of the cottage, including but not limited to; a new kitchen and utility room, two en-suite shower rooms, replacement window glass and replacement doors, updated flooring, a partial rewire and the conversion of the former garage/barn into a self-contained annex. This additional space now provides a double bedroom with shower room and living space, offering a flexible arrangement for guests or alternative use, subject to any necessary consents.

Marnhull is a popular North Dorset village with a strong sense of community, well served by two village shops, one including a post office, two public houses, schools and countryside walks. The surrounding Blackmore Vale offers rolling landscapes and scenic footpaths, while nearby Sturminster Newton, Sherborne and Shaftesbury provide a wider range of amenities.

Offered for sale with a heavy heart, this cherished home is only coming to market due to a planned relocation. It now presents a rare opportunity for a new family to step into a residence that has been truly loved and cared for.



Inside

The main cottage is entered into a welcoming living space that immediately reflects the care and attention given to the renovation. The accommodation feels bright and well balanced, with a thoughtful layout that flows comfortably from room to room.

The newly fitted kitchen has been finished in a modern shaker style, complemented by marble-effect laminate worktops and integrated fridge freezer. Designed with both style and practicality in mind, the space enjoys a pleasant outlook and sits naturally at the heart of the home. Adjacent is the utility room, fitted with shaker style units, built-in dishwasher and washing machine (both unused), along with a WC and hand basin, creating a highly functional everyday space.

The main bedroom enjoys a lovely connection to the garden, with patio doors opening onto a raised terrace via a charming bridge feature, offering a peaceful and private outlook. The bedroom benefits from a newly installed en-suite shower room, finished to a modern standard.

The second bedroom is a

well-proportioned double, offering a versatile layout complete with a dedicated walk-in wardrobe. This room also benefits from an en-suite shower room.

The converted annex provides excellent additional accommodation, comprising a double bedroom with its own en-suite shower room. This space has been finished to match the quality of the main cottage, making it ideal for visiting family, guests or flexible future use including work from home space.

Throughout the property, the renovation has been carried out with consistency and care, creating a cohesive, comfortable home that is ready to enjoy.

Outside

The gardens at Rose Cottage are a particular highlight and have clearly been a labour of love. Accessed via steps, the raised rear garden has been carefully landscaped to create a series of defined yet flowing spaces. There is a patio area with pergola, ideal for outdoor dining, alongside a summer house with electricity, offering a versatile space for relaxing, working or entertaining.

A charming bridge leads from the garden

directly to the main bedroom, reinforcing the strong connection between house and garden. The lower section of the garden is walled and includes a small barbecue area, providing a sheltered and private outdoor retreat. The garden enjoys a southerly aspect and feels wonderfully secluded.

To the front, the gravelled garden area has been beautifully arranged and secured with double gates. Currently used for potting plants and potted trees, this area is generous enough to accommodate secure off-road parking if required. The quality and presentation of the garden have been recognised locally, having won the village's 'Best Front Garden' award for two consecutive years.

Useful Information

Gas fired central heating via combination boiler
Mains drainage
uPVC double glazed windows
EPC Rating: E
Council Tax Band: C
Tenure: Freehold
Onward chain: Vendors need to find an onward purchase
What3words- ///senders.direction.biked

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