



Mounters, Marnhull

Tucked away in a well-served village, this enchanting 17th-century detached home, with a later Victorian addition, is a perfect blend of historic character and modern family living. With its charming mix of thatched and tiled roofing, this unique property is bursting with personality, offering warm and inviting spaces full of history and charm.

Inside, the house unfolds over split levels, creating a wonderful sense of space and character. Four generous double bedrooms provide plenty of room for a growing family, while four reception rooms offer versatile living areas, perfect for cosy family evenings or entertaining guests. Throughout the home, you'll find exquisite period features, including exposed timbers, original stone walls, and handcrafted doors made from reclaimed timber. The fireplaces—particularly the stunning inglenook—add to the home's welcoming atmosphere, making it the perfect place to gather on chilly evenings.

At the heart of the house is a luxurious kitchen, complete with an electric AGA, where family meals and baking sessions can be enjoyed. The stylishly fitted bathroom and separate shower room provide modern comfort while retaining the home's timeless appeal.

Step outside into the expansive garden, a haven for both relaxation and play. Children will love the space to run and explore, while the charming summerhouse offers a peaceful retreat for reading or unwinding. The original well is a delightful historic feature, adding even more character to the outdoor space. With a driveway and garage providing parking for 2 to 3 cars, the home is as practical as it is beautiful.

What truly sets this property apart are the breath-taking panoramic views stretching across to Stalbridge and Henstridge. Whether watching the ever-changing skies, marvelling at dramatic sunsets, or spotting deer grazing in the fields, this home offers a daily connection to nature that is simply magical.

This is more than just a house—it's a place where memories are made!





The Property

Accommodation

Inside

Ground Floor

The property is approached from the drive up a step to a metal gate that opens to a path leading to the storm porch - this has plenty of space for storing logs and taking off wellies, and for practicality, the floor is tiled. A further door opens into a welcoming entrance hall, which retains character features and a wood block floor. There is a useful hatch to the first floor - great for getting furniture in or out and there are doors to the dining room and lower level as well as a bespoke sliding door to the sitting room.

The dining room benefits from a double aspect with window to the side that enjoys a splendid rural view and bay window with outlook over the garden plus a fireplace with a wood burner. The sitting room overlooks the courtyard style garden and boasts a fabulous inglenook fireplace with a Bressummer beam and part of the old bread oven. From the sitting room there is access to the sun room, which overlooks the garden and the nearby countryside plus the kitchen/breakfast room. There is a further reception room that lends itself ideally as a study or reading room.

The kitchen/breakfast room is fitted with a range of soft closing, handleless doors consisting of floor cupboards, larder with pull out shelves and drawer units. There is a generous amount of quartz work surfaces with a matching upstand and a double Butler style sink with a swan neck mixer tap that has filtered drinking water. In addition, there is also a water softener. The built in appliances consist of dishwasher and fridge/freezer plus a 'total control' electric Aga. The floor is fully insulated and laid in Marnhull stone. Stairs rise to the first floor and there is a door into the utility room, which has a door to the courtyard style garden.

First Floor

The landing spans the entire width of the property with a

large window at one end that takes in a wonderful rural vista. On this floor there are two double bedrooms, the principal bedroom boasts a walk in wardrobe. The bathroom has been fitted with a contemporary and stylish suite consisting of table top wash hand basin, Victorian style bath with claw feet and old fashioned telephone style mixer tap and shower attachment, low level WC and a large walk in corner shower with mains shower.

Second Floor

There is a double bedroom with a fabulous countryside view and exposed timbers.

Lower Ground Floor to upper Floor

From the hall there is a door that opens to another area where there is a door to the shower room and stairs leading down to the garage plus another staircase that rises to the fourth bedroom. This is split level and has a door to the balcony where you can take in a most splendid view towards Stalbridge and Henstridge - great place to weather watch as well as deer spotting.

Outside

Garage and Parking

The property is accessed from the lane over a private drive that leads to the property's own drive, which has space for two to three cars plus the garage. The garage has two bi-folding doors, window to the side and door to the rear courtyard garden. It benefits from light and power plus a door into the house.

Gardens

The house benefits from excellent outdoor space that enjoys a sunny aspect with good privacy, as well as rural views. There is a courtyard style garden that is laid to stone chipping where there is the original well and a herb garden. The rest of the garden is laid to lawn and planted with a variety of apple trees, domestic blackberries bushes and a hazelnut tree plus other trees and shrubs. There is also a summerhouse.

Useful Information

Energy Efficiency Rating tba

Council Tax Band F

Double Glazing

Oil Fired Central Heating from an external boiler

Septic Tank Drainage for this property only

Freehold

The thatch was replaced in 2024

The Location

Marnhull

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.

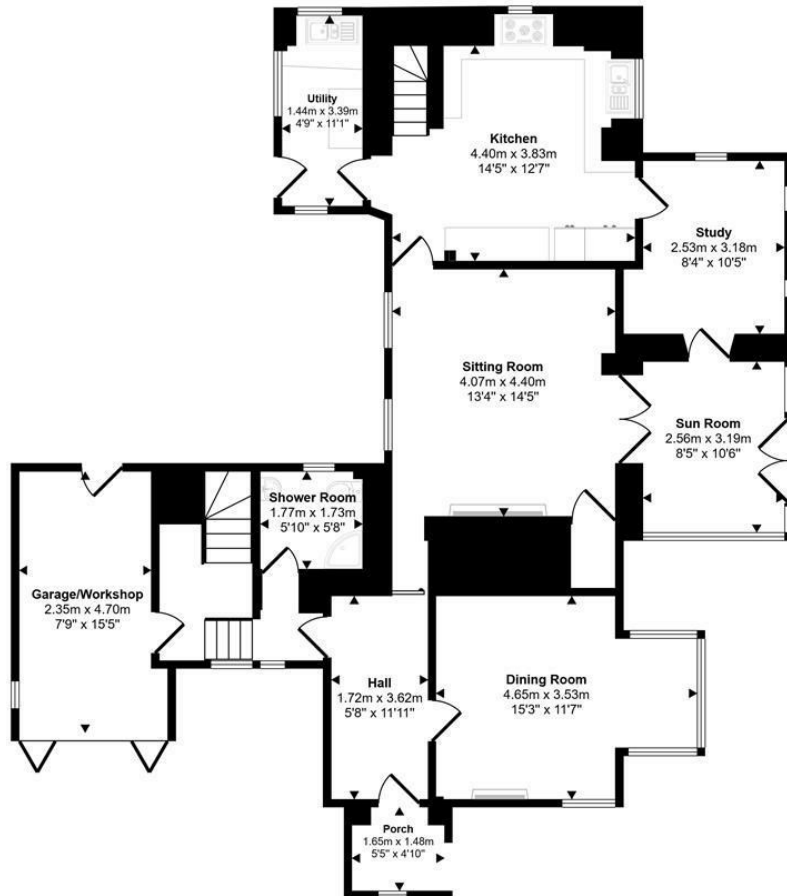
Directions

From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull turn left into New Street. Proceed along this road passing the Spar shop. Go past the turning for Hussey's and on the left hand bend turn right onto the private drive. The property will be found to the right of the second set of gates. Please park on the drive, in front of the garage for viewings. Postcode DT10 1NR

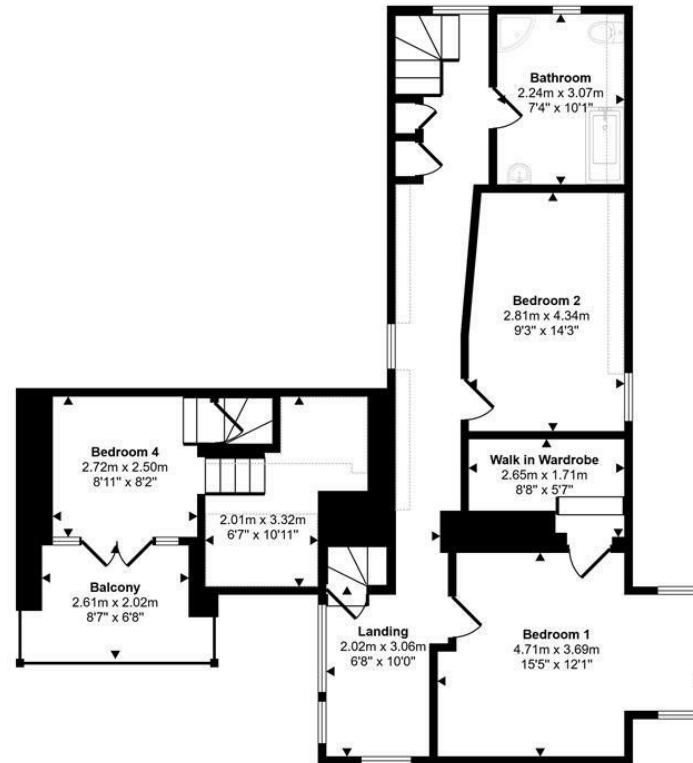


Approx Gross Internal Area
209 sq m / 2255 sq ft



Ground Floor
Approx 117 sq m / 1260 sq ft

Denotes head height below 1.5m



First Floor
Approx 79 sq m / 850 sq ft



Second Floor
Approx 14 sq m / 146 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.

01258 473030

1 Market House, Market Place, Sturminster
Newton, Dorset, DT10 1AS
sales@mortonnew.co.uk
www.mortonnew.co.uk

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.

MN
MORTON NEW
COUNTRY PROPERTIES