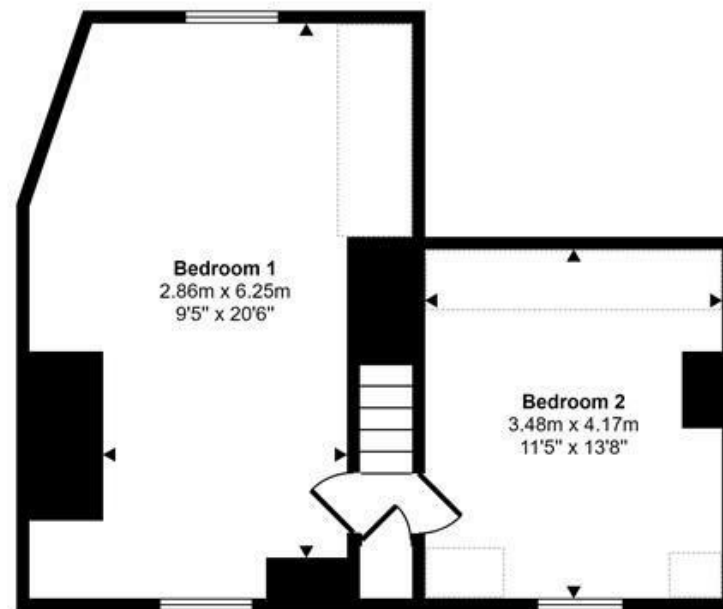


Approx Gross Internal Area  
94 sq m / 1015 sq ft



Ground Floor  
Approx 51 sq m / 550 sq ft



First Floor  
Approx 43 sq m / 465 sq ft

Denotes head height below 1.5m

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.

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		EU Directive 2002/91/EC	

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Mill Lane  
Stour Provost

Asking Price  
£350,000

A great opportunity to purchase this detached, stone cottage with two double bedrooms and backing onto pastureland. The village lies in the heart of the Blackmore Vale countryside and boasts a primary school and ancient church. For everyday facilities the village of Marnhull is approximately 2 miles away with further facilities about five miles away in the historic hilltop town of Shaftesbury and four miles to Gillingham, which has a mainline train station. The cottage has benefitted from a full renovation that included re-thatching the front and ridge, general repairs where needed and re-netting to the whole roof, re-wiring and re-plumbing, replacement kitchen units with some built in appliances and new shower room suite as well as a new oil-fired heating system and flooring throughout.

This lovely home boasts many character features with some windows having a leaded light finish and deep windowsills, exposed ceiling beams, upright timbers and floorboards and a wonderful inglenook fireplace with bressummer beam and bread oven were revealed during the restoration. A viewing is essential to truly appreciate what this delightful home has to offer and how it would satisfy many needs from those looking for a full-time home in a village location to those seeking a peaceful retreat from a hectic city life.

In brief, the ground floor accommodation consists of entrance hall, dual aspect sitting room with open fireplace, kitchen area that is fitted with plenty of soft closing units and some integrated appliances and dining area with inglenook fireplace and original bread oven. There is also a rear lobby with access to the side of the cottage and to the shower room. On the first floor there are two double bedrooms, the main with potential for an en-suite. Outside there is a timber garage, brick built store housing the boiler and garden, which backs onto pastureland.

Energy Efficiency Rating 'Exempt' - Council Tax Band D - Freehold - Septic Tank - DRAFT DETAILS





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Original panelled front door opens into the entrance hall. Smoke detector. Panelled doors to the dining area and to the:-

#### Sitting Room

Enjoying a double aspect with window to the side and to the front overlooking the lane plus window into the rear lobby. Exposed ceiling beams. Wall lights. Traditional style radiator. Power, telephone and television points. Open fireplace. Wood effect laminate flooring. Door to the understairs cupboard and step up to door opening to an inner hall with part wood panelled walls, stairs rising to the first floor and opening to the:-

#### Kitchen Area

Window with leaded light and tiled sill enjoying an outlook to the rear garden. Recessed ceiling lights. Smoke detector. Plenty of power points. Fitted with a range of soft closing stylish modern kitchen units consisting of floor cupboards, cupboard with pull out drawers, open shelves and eye level cupboards and bottle rack. Good amount of quartz work surfaces with matching upstand and butler style sink with swan neck aerator mixer tap and storage cupboard under. Integrated fridge and wine cooler. Integrated washing machine. Wood effect laminate flooring. Opens to the rear lobby and to the:-

#### Dining Area

Window to the front overlooking the lane and down the main street of the village. Exposed ceiling beams and uprights. Wall lights. Part wood panelled walls. Traditional style radiator. Power and television points. Original inglenook stone fireplace with bressummer beam and bread oven. Wood effect laminate flooring.

#### Rear Lobby

Door to the side with stain glass inset window pane. Recessed ceiling lights. Smoke detector. Radiator. Tiled floor. Window into the sitting room and shallow step up to door to the:-

#### Shower Room

Window with tiled sill overlooking the rear garden and adjoining pasture land. Ceiling light. Chrome heated towel rail. Fitted with a contemporary suite consisting of large tiled shower cubicle with choice of monsoon or hand held shower head, vanity wash hand basin with mixer tap and low level WC. Tiled walls and floor.

#### First Floor

### Landing

Stairs rise to a small landing with smoke detector and door to a deep storage cupboard, plus doors to both bedrooms.

### Bedroom One

Boasting a double outlook with low window and deep sill to the front and to the rear with leaded light inlay and deep sill. Some sloping ceilings. Exposed timbers. Wall lights. Two radiators. Power points. Exposed floorboards. There is potential to create an en-suite in the second part of the bedroom - plumbing in situ.

### Bedroom Two

Window with deep sill to the front. Wall lights. Radiator. Power points. Exposed floorboards.

### Outside

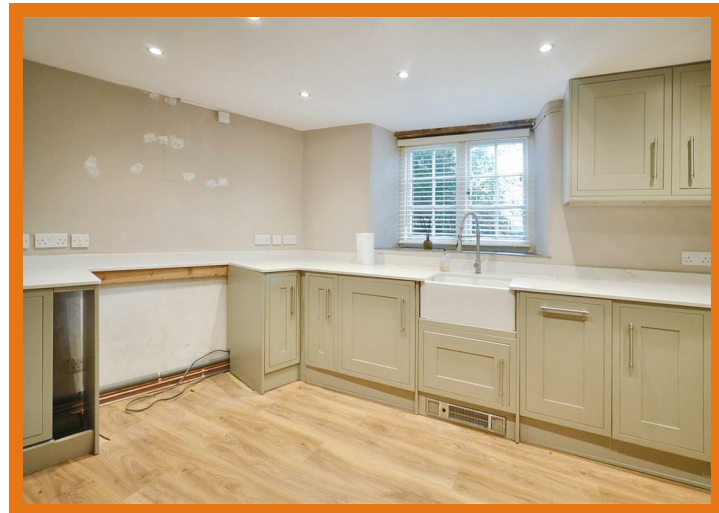
#### Garden and Garage

The side garden is laid to lawn with a gravelled path leading along the side of the cottage to an attached brick built store that houses the oil fired central heating boiler and is fitted with light and power. The oil tank is also located in the side garden. To the back of the cottage there is a further lawn and wrought iron gate leading out to the lane and the timber garage. There is also potential for an electric car charging point. There is also addition garden that is laid to lawn with a concrete area and adjoins pastureland.

### Directions

#### From Gillingham

Leave via Newbury onto New Road heading towards Sturminster Newton and East Stour. At the crossroads with the A30 proceed straight over. Continue forward to the crossroads at Stour Provost. Turn right into Church Lane. The property will be found at the end and straight ahead on the corner of Mill Lane. Postcode SP8 5RX



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.