



Connells

Dial Cottage Burton Street  
Marnhull Sturminster Newton



## Property Description

Set in the sought after village of Marnhull, this delightful three bedrooms character property offers versatile accommodation arranged over three floors. Brimming with charm and period features, the home combines traditional style with modern living.

The ground floor comprises a welcoming lounge with woodburning stove, a well presented kitchen, a bright and airy garden room ideal for dining or entertaining and a convenient downstairs cloakroom. On the first floor there are two good sized bedrooms and a family bathroom, while the top floor hosts a further bedroom offering flexibility for guests, a home office or hobby space.

Outside the property enjoys a good sized garden providing plenty of space for outdoor entertaining and relaxation, complemented by a stone built outbuilding offering useful storage.

Located within walking distance of Marnhull's amenities, countryside walks and excellent local community facilities. This charming home offers the perfect blend of village life and modern comfort.

## Lounge

16' x 10' ( 4.88m x 3.05m )

Double glazed door to the front, fire place with a wood burner, wood effect flooring and a storage space.

## Kitchen

17' 11" x 8' ( 5.46m x 2.44m )

Fitted kitchen with wall and base units, electric oven and hob, integrated fridge/freezer, space for washing machine and a fireplace.

## Garden Room

17' x 8' ( 5.18m x 2.44m )

Double glazed door and window and a storage cupboard.



## Cloakroom

Situated off the garden room and comprising a WC and wash hand basin.

## Landing

Double window door to the front and a radiator.

## Bedroom One

Front and rear facing double glazed windows and a radiator.

## Bedroom Two

13' 11" x 8' ( 4.24m x 2.44m )

Double glazed window to the rear, storage cupboard and a radiator.

## Bathroom

Double glazed frosted window to the rear, corner bath with a shower over, marble effect tiled flooring, WC, wash hand basin and a heated towel rail.



## Bedroom Three

11' x 9' ( 3.35m x 2.74m )

Two rear facing double glazed Velux windows, eaves storage, storage cupboard and a radiator.

## Rear Garden

To the rear the garden has a patio seating area, area laid to lawn, mature flower beds and a summer house.

## Outbuilding

14' 3" x 7' 11" ( 4.34m x 2.41m )

A solid stone outbuilding with a tiled roof.









**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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 Band: D

Tenure: Freehold

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