



Firtree Cottage, Burton Street, Marnhull, Sturminster Newton, Dorset

A character south facing stone house in excellent central village location with large oak framed double garage and workshop.

Guide Price
£560,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Firtree Cottage, Burton Street, Marnhull, Sturminster Newton, Dorset, DT10 1JJ

- Character detached 3 bedroom house with late 1600s origins
 - Renovated and extended by current owners
- Kitchen / Breakfast room with Aga and Marnhull stone floors
- Dining room with Marnhull stone floor and fireplace
 - Sitting room with wood burning stove
 - 35' Oak framed workshop / car barn
- South facing walled garden and ample parking.
 - Gardens and grounds approx. 0.20 acres
- Excellent central village location and close to shops and amenities

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





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Firtree Cottage is a detached house of Marnhull stone elevations under a pitched clay tiled roof and is believed to have been built in the late 1600s before being remodelled in Victorian times. The current owners bought the house in 1995 and have renovated it completely since then and added the kitchen extension. The Marnhull stone floors in the kitchen and dining room are original to the house but were lifted, cut and laid over a membrane during the renovation. The house has a very comfortable feel to it and is light and bright with the front elevation being south facing. A solid oak front door under a covered porch opens into the dining room with Marnhull stone floor and fireplace. The kitchen has a new electric Aga and farmhouse sink with very good sized utility room and door to outside. Beyond the dining room is a sitting room with wood burning stove in stone fireplace and a study completes the ground

floor accommodation.

From the sitting room a staircase leads to the first floor landing off which there are three bedrooms and a bathroom. The windows on the front of the house (south) are bespoke oak and there is a mixture of double and single glazing.

The sellers have a lapsed planning consent - 2/2019/0587 for a single storey extension providing a larger kitchen, utility and cloakroom.

Situation

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies and it is surrounded by beautiful countryside. More extensive

shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible. The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

The area is well known for a number of independent schools including Port Regis at Motcombe, Hazlegrove at Sparkford, Sherborne Schools and Bryanston near Blandford. There are two primary schools in Marnhull and secondary schools in Sturminster Newton and Gillingham.

Directions

From Sturminster Newton head north on the B3092 to Marnhull and turn left just after the church down Church Hill. Continue all the way along Burton Street and pass the Blackmore Vale Inn before bearing left into Ham Lane. The entrance to Firtree Cottage will be found on the right hand side. A walk through front gate is in Burton Street.

Outside

The property is approached from Ham Lane via double wooden gates on to a drive where there is parking for a number of cars. To the left is a superb detached oak framed car barn with pitched tiled roof currently divided into secure workshop and open fronted car port. The front garden is south facing and laid to lawn with an array of flower and shrub borders giving a plenty of colour. The plot is L-shaped extends about 100' to the side of the garage and car port and the garden has been organically managed for 20 years. Gardens and grounds approx. 0.20 acres.

Services

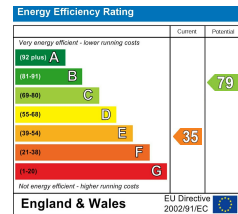
Main electricity, water and drainage. Oil fired central heating system.

Local Authority

Dorset Council Tel: 01305 221000
Council Tax Band: E

Property Information

Broadband - Superfast broadband is available. Mobile phone coverage is available inside and outside – (coverage is best provided by O2 and Vodafone Networks)
(Information from Ofcom <https://www.ofcom.org.uk>)



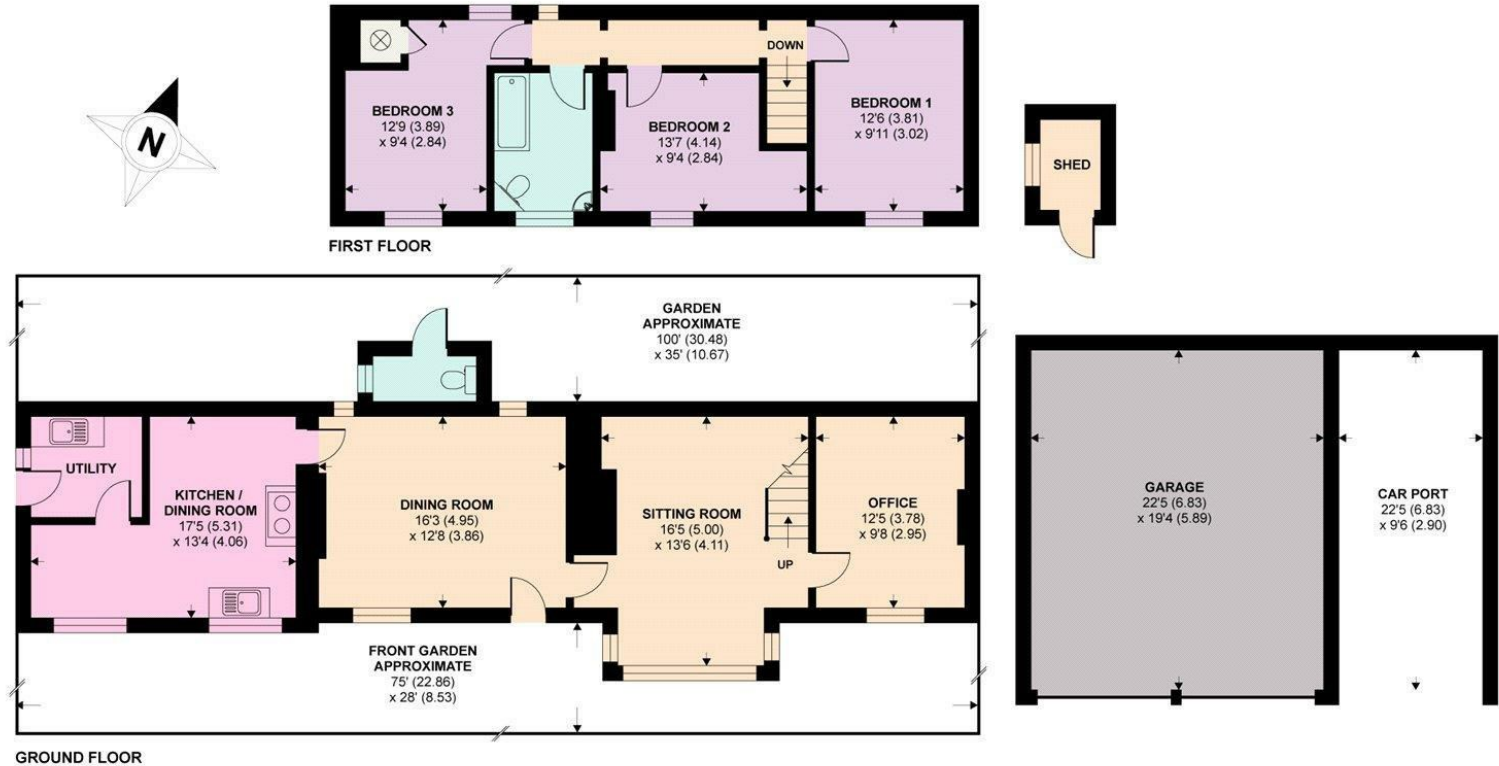
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APPROX. GROSS INTERNAL FLOOR AREA 1777 SQ FT 165.1 SQ METRES (EXCLUDES SHED, CARPORT & WC & INCLUDES GARAGE)



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