



**St Edmunds, Burton Street, Marnhull, Sturminster Newton,  
Dorset**

Guide Price  
**£975,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



A detached 5 bedroom Grade II listed stone house with modern extension expertly combining old character with contemporary living giving flexible family accommodation.

**St Edmunds, Burton Street,  
Marnhull, Sturminster Newton,  
Dorset, DT10 1PS**

- Detached Grade II house with flexible accommodation of 3000 sq ft.
- Bespoke Harvey Jones kitchen / breakfast room with AGA
  - 5 bedrooms, 2 bathrooms, annexe potential
- Abundance of character and charm with large inglenook fireplace and exposed beams
  - 0.4 acre garden
- Popular village location with excellent range of amenities
  - Wide network of footpaths
- Conservation area and central village location
  - Double garage & workshop with room above
- Former piggeries providing useful stone outbuildings

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766



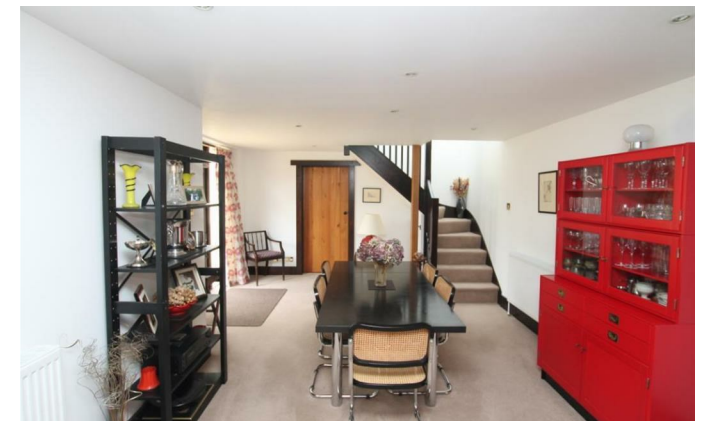




The dwelling comprises a traditional Marnhull stone house with a linked barn style extension. The original stone house dates from the 1600s and has some wonderful period features including beamed ceilings, exposed stone walls, window seats and large superb inglenook fireplace.

The house has an excellent family kitchen/breakfast room with a good range of wall mounted and floor standing units with granite work surfaces, a gas fired Aga and integrated appliances include a single oven, an induction hob, a dishwasher and a fridge / freezer. French doors lead out to the terrace. The sitting room is a wonderful room with plenty of character and period features including exposed beams, stone fireplace and window seats. Beyond the sitting room is a study and a ground floor bathroom. From the sitting room a door leads to the staircase giving access to the first floor where there are two double bedrooms, a single bedroom and a dressing room.

Listed building consent was granted in September 2004 for a contemporary barn style extension that is linked to the main house via a glazed garden room and internal accommodation now measures just over 3000 sq.ft. Off the garden room is a utility / cloakroom with space and plumbing for two appliances. The juxtaposition between old and new is superb and the extension currently has a large dining room with French doors to the garden along with a kitchen (or bedroom) on the ground floor while the first floor is a master bedroom suite comprising double bedroom, bathroom and dressing room with glazed landing and seating area overlooking the garden. The extension allows for separate accommodation and gives versatility and could suit an elderly or dependent relative.





## 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, 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 4 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.

## Directions

From Sturminster Newton drive to Marnhull on B3092 passing through Hinton St. Mary. Continue to Marnhull and pass the church, turning

immediately left down Church Hill. Follow the road into Burton Street and continue to the small triangle with a large horse chestnut tree, turn right here and follow the drive to St Edmunds.

## Outside

The property is approached via a drive over which St Edmunds has a vehicular right of way. Wooden 5 bar-gates open on to a gravel drive leading up to the double garage/workshop, 17'6" x 17'9" with up and over doors, power and light and staircase to the first floor workshop/games room. The garden then sweeps round and has a neat lawn with hedges and flower and shrub borders giving tremendous variety, colour and interest. The garden faces south and west and as gets such plenty of sunshine. A west facing terrace accessed from the garden room is a delightful place to sit and enjoy. There is lean-to storage to the rear of the garage, a substantial insulated timber studio/home office/workshop and the former stone piggeries offer useful secure storage. There is also a timber children's playhouse with solid wooden floor and internal ladder to a sleeping area.

## Services

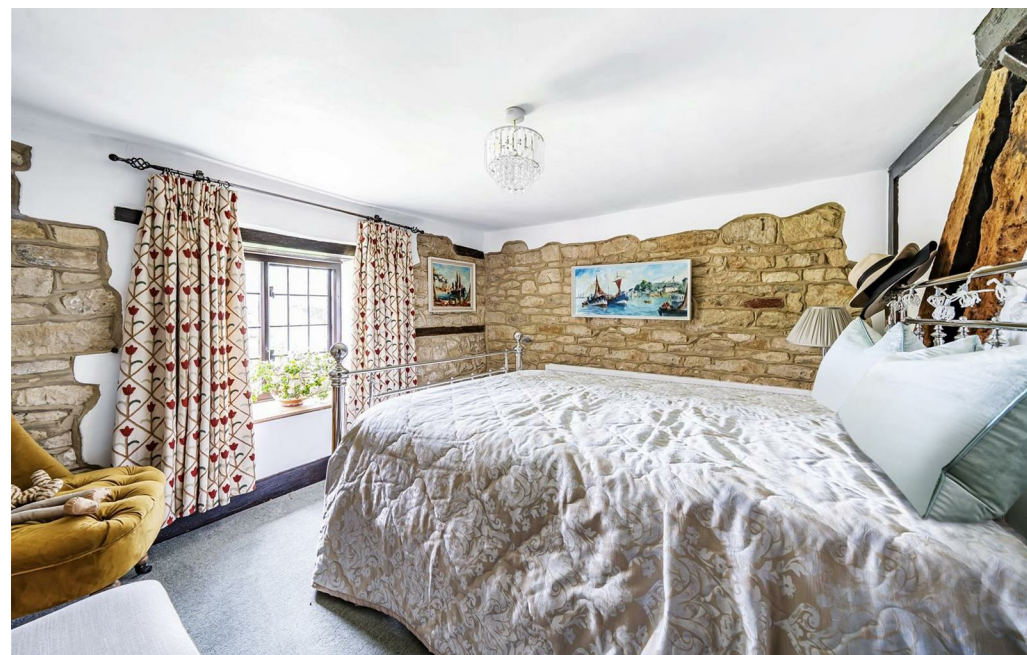
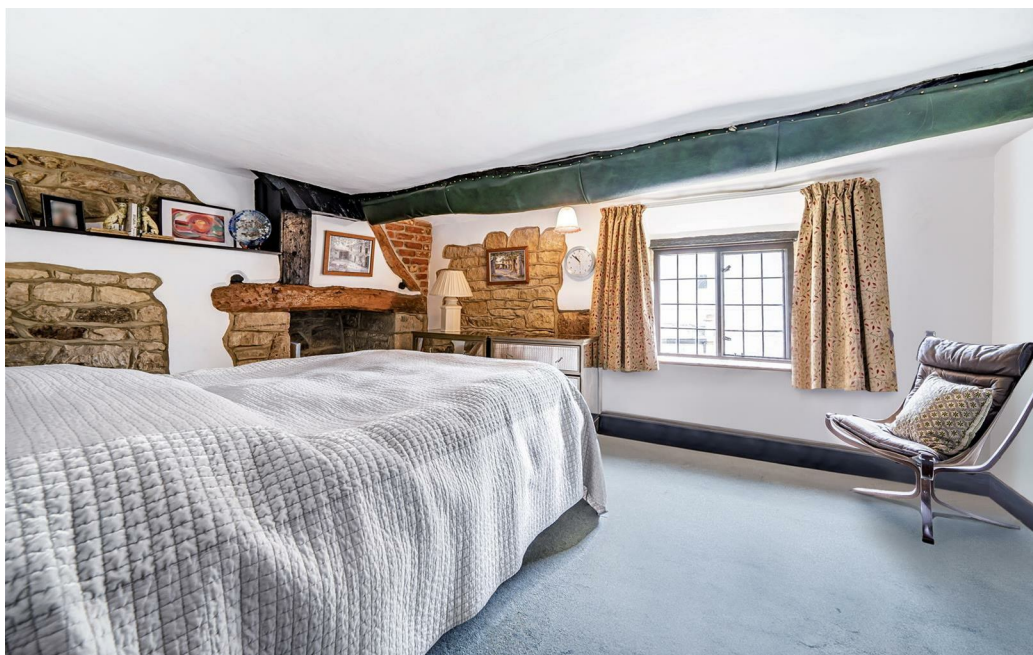
Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating via two boilers.

## Local Authority

Dorset Council Tel: 01305 221000  
Council Tax Band - F

## Property Information

Broadband - Standard and Superfast broadband is available.  
Mobile phone coverage - Mobile phone coverage is available inside and outside – (coverage is best provided by Three Network)  
Source Ofcom ofcom.org.uk









# Burton Street, Marnhull, Sturminster Newton

Approximate Area = 3001 sq ft / 278.7 sq m (includes detached garage & excludes outbuilding)

For identification only - Not to scale



GWB April 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1106823



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