



Symonds
& Sampson

Sackmore Cottage

Sackmore Lane, Marnhull, Sturminster Newton, Dorset

Sackmore Cottage

Sackmore Lane
Marnhull
Sturminster Newton
Dorset DT10 1PN

An elegant Marnhull Stone house with Georgian origins in need of updating but standing in a plot of 0.52 acres well back from the lane in a convenient central village location.

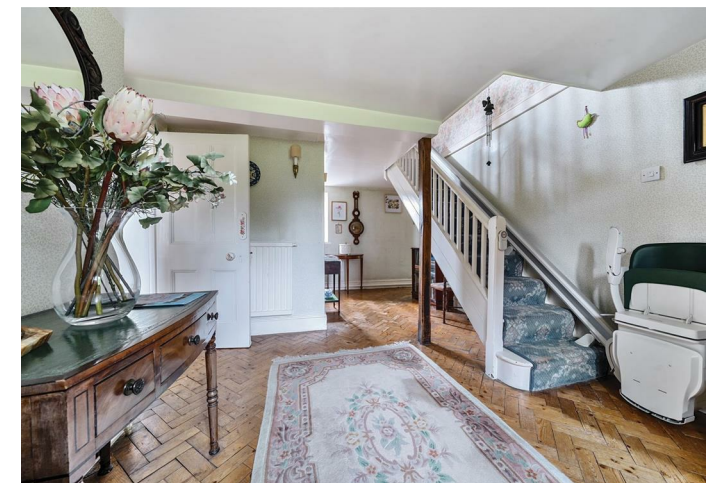


- Attractive house of local stone
- Good central village location
- 0.52 acre plot with south and east facing gardens
 - Scope for buyer to update to their taste
 - Development potential (stp) in the attic
- 2496 sq ft with 5 bedrooms, 2 bath/shower rooms
 - No onward purchase
- Popular village with excellent range of amenities

Guide Price £675,000

Freehold

Sturminster Sales
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THE DWELLING

Sackmore Cottage is a lovely Marnhull stone house with Georgian origins dating from the 1800s with later stone extensions under a pitched slate roof. The elegant front facade is south-east facing with the principal reception rooms therefore all being light and bright. Internally the house measures just under 2500 sq ft and now offers an incoming buyer the opportunity to modernise. There are some attractive wooden parquet floors and all rooms are nicely proportioned. On the first floor there are five bedrooms and a bathroom with scope for further development into the attic, subject to any necessary consents, which is accessed via steps from the landing. The garden is a particular feature of the property and is largely south and east facing with the whole being 0.52 acres.

ACCOMMODATION

See floorplan but in brief:

Ground floor - Hall, sitting room, dining room, kitchen/breakfast room, shower room, utility room.

First floor - Five bedrooms, bathroom.

SITUATION

Sackmore Cottage is situated in a central village location yet is quiet and well set back from the lane. 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 with access to a network of footpaths.

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 both state and independent schools.

OUTSIDE

The property is approached from Sackmore Lane via a wooden five-bar gate on to a drive which leads to the back of the house where there is a garage and parking area. The garden is primarily to the front and side of the house and faces predominantly south and east. There is a large, well maintained lawn and a variety of mature trees and shrubs as well as flower beds and hedge borders. There is a substantial vegetable patch and fruit cage and to the rear of the house a stone outbuilding.

DIRECTIONS

What3Words///laminated.sticky.insisting

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating system.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three Network)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F



Sackmore Lane, Marnhull, Sturminster Newton

Approximate Area = 2496 sq ft / 231.8 sq m

Garage = 161 sq ft / 14.9 sq m

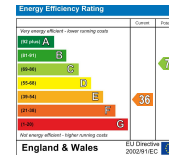
Shed = 210 sq ft / 19.5 sq m

Total = 2867 sq ft / 266.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1279805



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