



Symonds
& Sampson

Sticklands Farmhouse

East Morden, Wareham, Dorset

Sticklands

East Morden
Wareham
Dorset BH20 7DL



- Available immediately
 - Rural location
 - Grade II listed
- Mature landscaped gardens
 - Original features
 - Spacious garage

£3,800 Per Month

Blandford Lettings
01258 452670
blandford@symondsandsampson.co.uk



THE PROPERTY

Available immediately for an initial 12-month tenancy with preference for a long term let. Pets considered at landlords discretion.

Sticklands Farmhouse is a Grade II listed character property set in well-tended gardens elevated from the country lane to overlook the surrounding countryside. The farmhouse offers light and spacious accommodation with attractive character features including beamed ceilings, original shutters, flagstones, and fireplaces fitted with wood burners to the two reception rooms. The kitchen and bathrooms are also fitted with high quality fixtures and fittings. An outbuilding has been thoughtfully converted into further accommodation as a guest suite or home office with Crittal doors to the front.

The landscaped gardens and patios extend to all sides and the rear garden provides delightful elevated views over the property. Original barn rebuilt and refurbished as a spacious garage in 2014, situated at the entrance to the house and gardens.

Rent- £3,800 per month / £876 per week
Holding Deposit - £876

Security Deposit - £4384
EPC Band - E
Council Tax Band - G

SITUATION

The property is well situated on the edge of this quiet and sought after Purbeck village of East Morden, which is in a conservation area. East Morden is one of the six hamlets that forms the Parish of Morden where there is a pub (the Cock and Bottle), a village hall, village green and war memorial. There are many walks and cycle routes from the house and is close to Wareham Forest and the Purbeck coast.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water, drainage, electric, Calor gas for the hob and oil for heating. There is mobile signal and standard broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property will be let unfurnished.

Council Tax - G

EPC - E

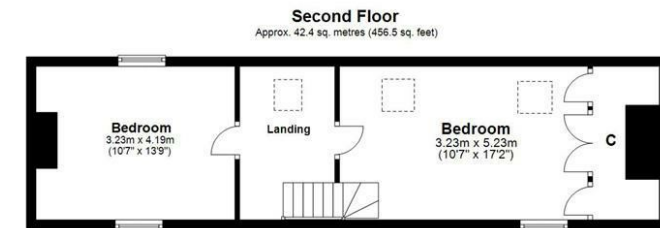
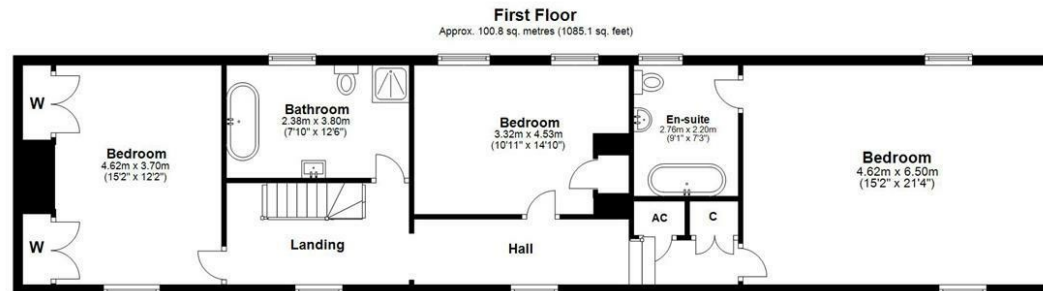
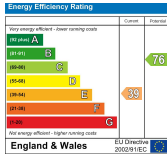
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

DIRECTIONS

what3words:///hologram.upholding.simply





Total area: approx. 279.9 sq. metres (3013.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Blandford/LM/March 2025



01258 452670

blandford@symondsandsampson.co.uk
Symonds & Sampson LLP
7, Market Place,
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT