

Symonds
& Sampson



Apple Tree Cottage

Village Street, Tarrant Monkton, Blandford Forum, Dorset

Apple Tree Cottage

Village Street
Tarrant Monkton
Blandford Forum
Dorset DT11 8GZ

A characterful and extended Grade II listed cottage with a self contained three bedroom, detached annexe sitting in a pretty garden with countryside views. In need of modernisation, situated in a sought after semi rural location.



- A charming semi rural location
- Character Grade II listed cottage
- Self contained detached annexe
 - Potential for holiday lettings
- Colourful garden with some countryside views
 - Spacious and versatile accomodation
 - Garage and outbuildings
- Generous kitchen dining room with electric aga

Guide Price £900,000

Freehold

Blandford Forum Sales

01258 452670

blandford@symondsandsampson.co.uk



THE DWELLING

Apple Tree Cottage is a charming home blending many character features with modern living, which has been extended and includes a separate detached annexe which is ideal for multi generations or for holiday rentals. The heart of the cottage is the extended kitchen/breakfast room with an Aga (oil) set into a chimney breast as a focal point to the room and French doors leading to the beautiful garden and terrace. The kitchen area comprises of a range of base units, a pantry and is adjoined by a utility room and cloak room. The sitting room has a cosy feel with low ceilings and wooden beams making it ideal for winter nights with a lovely wood burner as a focal point. A further reception room includes French doors and would make a good study. Completing the ground floor is a small bedroom with a useful ensuite shower. The master bedroom is a spacious dual aspect room overlooking the garden and surrounding countryside, with a range of built in storage and a modern ensuite shower room. The remaining three bedrooms would all accommodate double beds and there is a family shower room.

THE ANNEXE

Set away from the cottage is a self contained detached annexe which would make an ideal home or potentially a holiday let. Constructed of traditional materials befitting the neighbouring cottage but enjoying modern living and fittings. There is a large open plan kitchen/sitting/dining room, which is a very light room boasting two sets of French doors to the garden. Two bedrooms are situated on the ground floor with a shower room. Rising to the first floor the staircase opens to a large bedroom with elevated views of the garden and a modern bathroom.





OUTSIDE

The property is approached by a gravel driveway providing parking for both the cottage and the annexe which includes a single garage and a wood store. The garden is a particular feature enjoying a good degree of privacy from established hedgerows and trees. The garden is predominantly laid to lawn with many colourful well stocked flower beds and there is a sunny terrace adjoining the cottage for outside dining. The garden has several sheds for storage and a part constructed shepherds hut.

SITUATION

Tarrant Monkton forms part of the unspoilt Tarrant Valley

and is known for its historic pack-horse bridge. The village itself has a Public House with Restaurant and Parish Church. The Georgian Market Town of Blandford Forum is 7 miles approx., Wimborne Minster is 8 miles approx., Poole and Bournemouth are respectively 14 and 19 miles approx. Sporting activities include golf at Ashley Wood and fishing on the River Stour.

DIRECTIONS

[what3words:///searches.political.assurance](https://www.what3words.com/searches/political/assurance)

SERVICES

Oil fired central heating, mains water and electric, septic tank drainage system.

MATERIAL INFORMATION

Grade II Listed

Council Tax Band - F

Dorset Council

Tel: 01305 211970

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.

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

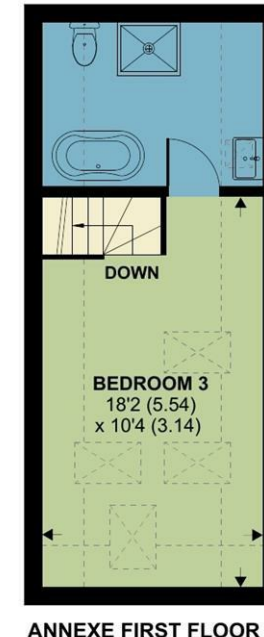
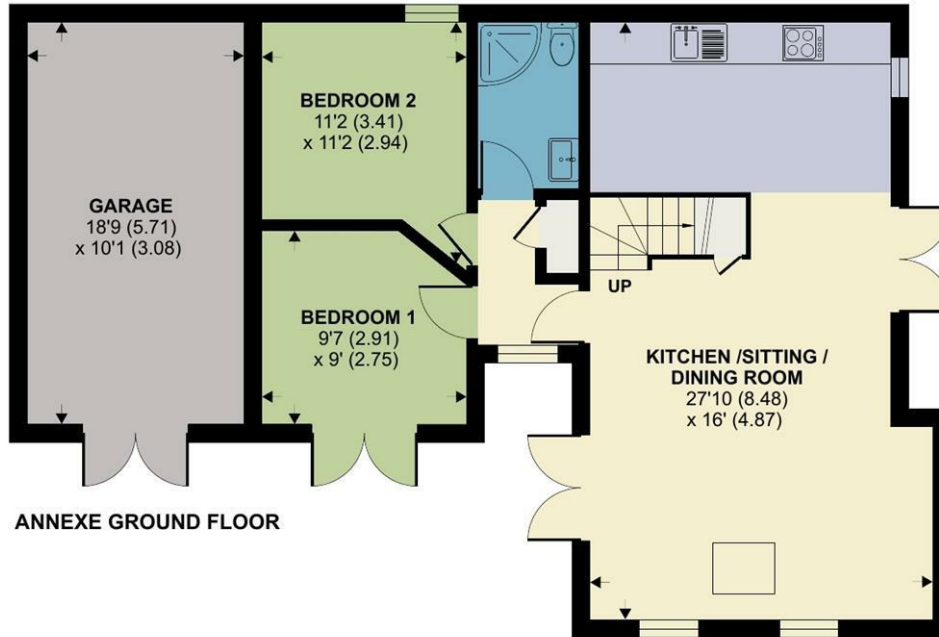
<https://www.gov.uk/check-long-term-flood-risk>

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Annexe = 834 sq ft / 77.4 sq m
 Limited Use Area(s) = 109 sq ft / 10.1 sq m
 Garage = 189 sq ft / 17.5 sq m
 Total = 1132 sq ft / 105.1 sq m
 For identification only - Not to scale

Denotes restricted
head height



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: 1279611

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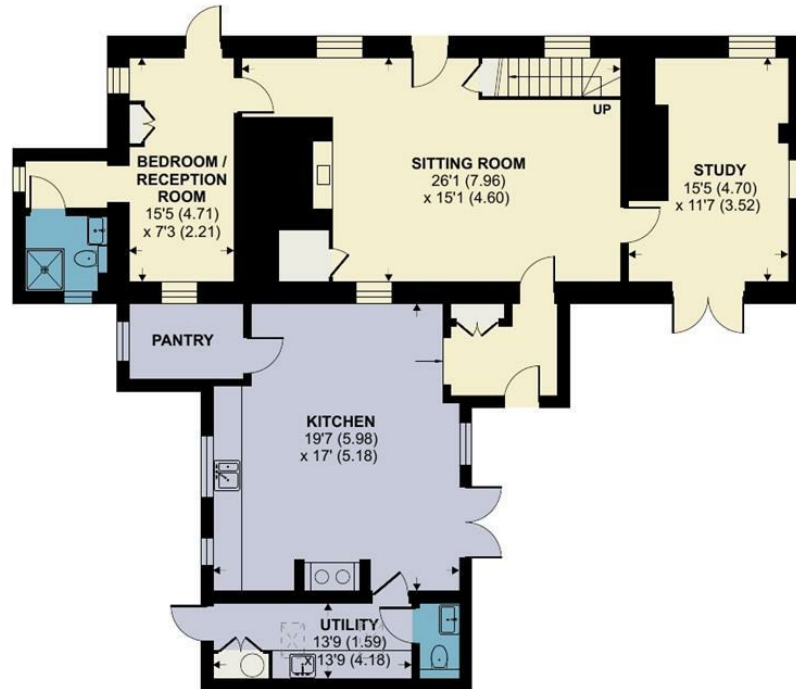
Approximate Area = 2279 sq ft / 211.7 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Total = 2404 sq ft / 223.3 sq m

For identification only - Not to scale

Denotes restricted
head height



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Blandford/DJP/May 2025 Revised June 2025



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WWW.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01258 452670

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



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