

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 £850,000

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

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.

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

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

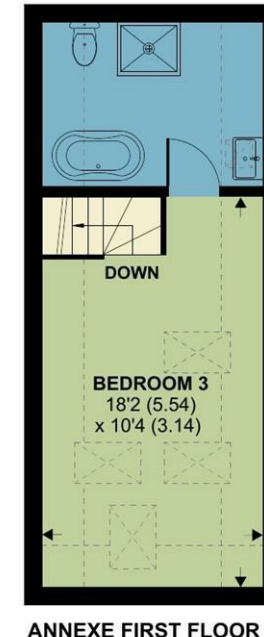
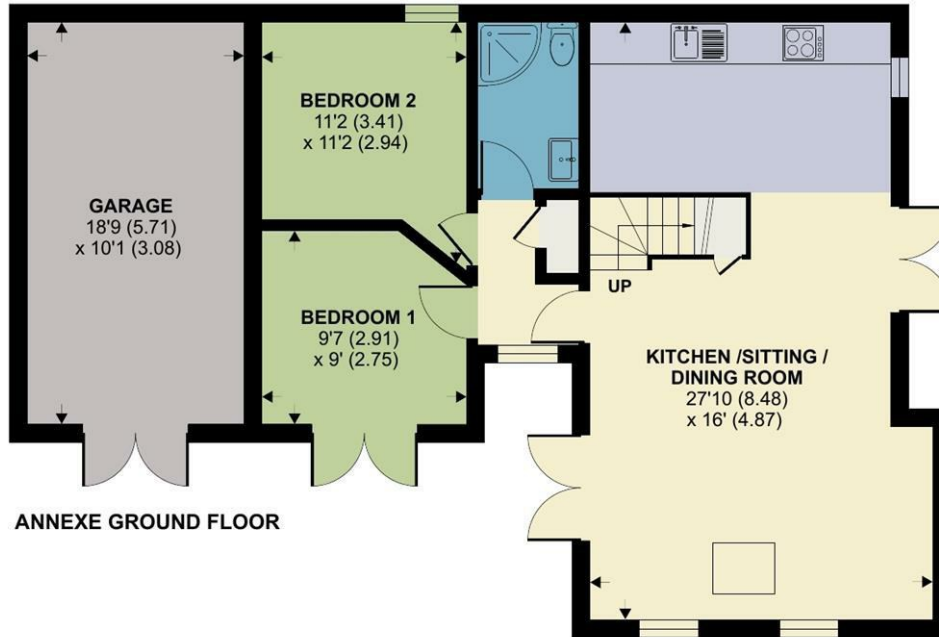
Village Street, Tarrant Monkton, Blandford Forum



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

**Symonds
& Sampson**



Village Street, Tarrant Monkton, Blandford Forum



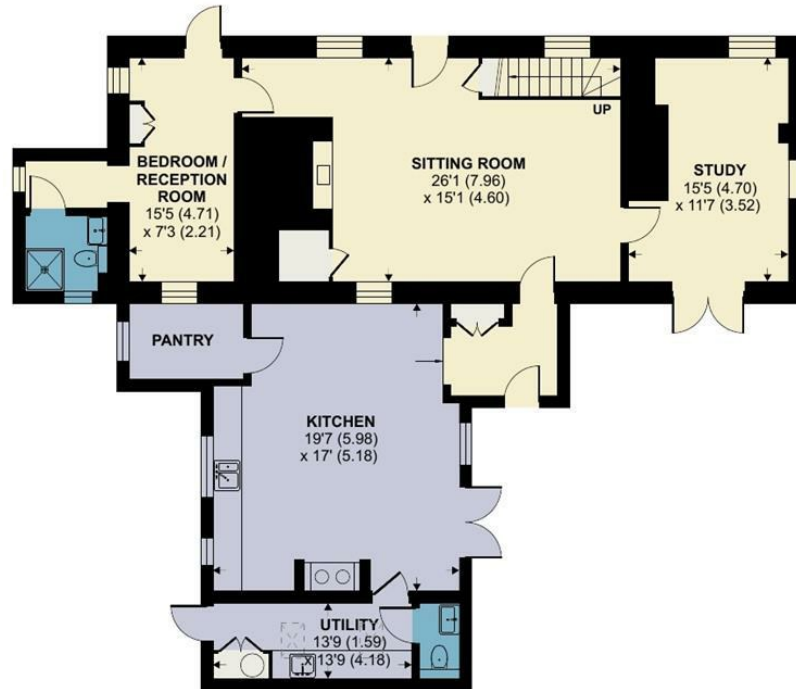
Approximate Area = 2279 sq ft / 211.7 sq m

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



GROUND FLOOR



FIRST FLOOR



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



Blandford/DJP/May 2025 Revised June 2025 Revised
August 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 of 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