



Total area: approx. 78.8 sq. metres (848.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Burton Street  
Marnhull

Guide Price  
£280,000

A charming mid terraced cottage style home with two double bedrooms, presented to the market with the advantage of no onward chain and ideally located in the heart of one of Dorset's most popular villages. Marnhull boasts a doctors' surgery with pharmacy, two convenience stores, with post office, public houses that serve food, two primary schools and three churches. There is also the village hall and recreational grounds, which host many events. This captivating home forms part of the old doctors' surgery, which has been imaginatively and creatively transformed into contemporary and stylish accommodation that will certainly get the nod of many potential buyers. The property enjoys open plan living space on the ground floor with the wood burner being a focal point in the sitting area, the kitchen area is fitted with plenty of country design cupboards and comes with some appliances. The property also benefits from uPVC double glazing and gas fired central heating from a combination boiler. This delightful cottage would make a fabulous full time residence, great weekend retreat from a hectic working week or even as a lock up and leave UK base. It would also suit the holiday let market or Airbnb. A viewing is necessary to truly appreciate this special home and what it has to offer.

In brief, the ground floor accommodation consists of entrance, open plan living space with kitchen area fitted with cupboards and some appliances and space for a dining table and seating area with wood burner. There is also a double bedroom with en-suite shower and a separate cloakroom. On the first floor there is a shower room and large double bedroom. Outside, there is an enclosed courtyard garden and allocated parking.

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## ACCOMMODATION

### Ground Floor

#### Entrance

Part glazed uPVC front door opens into the entrance. Recessed ceiling light. Radiator. Wood effect vinyl flooring. Part glazed panelled door opens into the:-

#### Kitchen/Dining Area

Window with tiled sill to the front. Recessed ceiling lights. Smoke detector. Wall mounted electrical consumer unit. Central heating thermostat. Power points. Wall cupboard housing the combination gas fired central heating boiler. Fitted with a range of country style kitchen units consisting of floor cupboards, separate drawer unit and eye level cupboards, plus matching larder and broom cupboards. Good amount of solid wood work surfaces with tiled splash back and ceramic sink and drainer with swan neck mixer tap. Slimline dishwasher included. Space and plumbing for a washing machine. Space for a fridge/freezer. Slot in electric cooker with ceramic hob and extractor hood over - included. Feature brick wall. Wood effect vinyl flooring. Opens to the:-

#### Sitting Area

Window with view over the courtyard and double doors opening out to the courtyard. Recessed ceiling lights. Part wood panelled walls. Two radiators. Power, telephone and television points. Recess fitted with shelves. Wood burner on a slate hearth. Wood effect vinyl flooring. Stairs rising to the first floor, door to the cloakroom and to:-

#### Bedroom Two

Window to the front. Recessed ceiling and wall lights. Part wood panelled walls. Radiator. Power and television points. Built in double wardrobe with hanging rail and shelf. Bi-folding door to the:-

#### En-Suite Shower

Obscured glazed window with tiled sill to the front elevation. Recessed ceiling lights. Heated towel rail. Fitted with a pedestal wash hand basin and shower cubicle with mains shower, choice of shower head and laminate panelled walls plus sliding door. Ceramic wood effect tiled floor.

#### Cloakroom

Ceiling light. Fitted with a low level WC with dual flush facility and corner wash hand basin with mono tap. Wood effect vinyl flooring.

#### First Floor

#### Landing

Stairs rise to the landing with recessed ceiling light and smoke detector plus door to the shower room and to:-

#### Bedroom One

Window to the rear. Recessed ceiling lights. Radiator. Part wood panelled walls. Power and television points. Built in wardrobe with hanging rail and shelf. Further built in cupboard with shelves. Doors to eaves storage.

#### Shower Room

Obscured glazed window to the front elevation. Recessed ceiling lights. Extractor fan. Chrome heated towel rail. Part tiled walls. Fitted with a shower with laminate panelled walls, low level WC with dual flush facility and pedestal wash hand basin with mirror, shaver light/point over. Ceramic wood effect flooring.

#### Outside

#### Courtyard Garden and Parking

To the back of the property there is an enclosed paved courtyard with outside lighting and water tap plus storage for bins. A gate opens to a path that leads to the parking area.

#### Useful Information

Energy Efficiency Rating C  
Council Tax Band B  
Gas Fired Central Heating from a Combination Boiler  
uPVC Double Glazing  
Mains Drainage  
Freehold  
No Onward Chain

#### Directions

#### From Sturminster Newton

Leave Sturminster via Bath Road heading towards Gillingham. On entering Marnhull take a turning on the left by the church onto Church Hill. Continue on this road which becomes Burton Street. Turn left into the car park opposite the shops and the property will be found on the left hand side. Postcode DT10 1PP



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