



  
**MORTON NEW**  
COUNTRY PROPERTIES

# Manston, Sturminster Newton

Guide Price £800,000

A charismatic detached former Victorian school house, dating back to 1864, radiating character and steeped in history, that makes it a truly unique find in today's market. The property sits in mature grounds extending to around 0.4 of an acre, backing onto open fields and has plenty of space to park multiple vehicles including storing caravan, boat or motor home.

Boasting in excess of 2200 sq. ft (204 sq m) of living space, this charming home offers ample space for an existing or growing family and with four double bedrooms, two bathrooms and a shower room plus three reception rooms there is plenty of room for guests, as well. The property retains many original character features, such as the sitting room fireplace with a burner - fabulous on those chilly winter nights and the original school book cupboards. There are three other fireplaces and fabulous two-storey windows that add to the history of the building and are now sympathetically double glazed. In addition, there are original exposed floorboards and front door. Outside, setting this property above others is the fabulous detailing with the fleur-de-lys and cockscomb ornamental ridge tiles, date stamp and the tall chimneys.

There is scope to further enhance the property by converting the barn into an annexe to create additional living space and to update the garage. There is plenty of original materials available to use in any build work, keeping the improvements within the style and character of the house.

If you are looking for a home with history, character, and endless possibilities, this Victorian school house in Manston is the perfect choice. A great family home with plenty of space for children and pets to play safely and a chance to create your own story within its walls.





## MANSTON, STURMINSTER NEWTON

### The Property

### Accommodation

#### Inside

#### Ground Floor

The original door opens into a good sized reception hall with plenty of space for boots, shoes and coats and has practical wood effect flooring. From here there are doors to the ground floor shower room, sitting room and study. The sitting room enjoys a double outlook with window to the front and high windows to the rear with deep sills and enjoy a partial view of the adjoining fields. There is a stone fireplace with wood burner, built in storage cupboards and book shelves plus the original cupboard where the children put their books. The floor is partly exposed floorboards and carpet. A panelled door opens to the hall and there is an opening to the study. This enjoys a tall window to the side and has an open fireplace and stairs rising to the first floor. The floor is laid to wood flooring. From the hall, there is a door to the front garden, a double bedroom/reception room with view over the front garden, stairs rising to the first floor and door to the dining room.





The dining room has a window with deep sill overlooking the side garden, exposed floorboards, breakfast bar and opens into the kitchen. This enjoys a triple outlook with windows to the rear with a field view and to either side. It is fitted with a range of current trend soft closing units consisting of floor cupboards with corner carousel, deep pan drawers and two pull out larder style cupboards. There is a good amount of wood work surfaces and double stainless steel sink and drainer with a swan neck mixer tap. The double electric oven is eye level with cupboards above and below, the induction hob has an island cooker hood above and there is an integrated dishwasher. In the utility area there is space for an American style fridge/freezer, tumble dryer and plumbing for a washing machine.

#### First Floor

From the study the bespoke staircase rises to a gallery, which offers a quiet space to read or meditate and has a door to the principal bedroom suite. This enjoys a view over the front garden and to the rear with views over the neighbouring countryside and has the advantage of an en-suite bathroom. There is ample room for bedroom furniture, including wardrobes. The staircase from the hall rises to the landing where there is access to the large main bathroom and two double bedrooms, both with original fireplaces.

#### Outside

##### Garage and Parking

The property is approached from the road via a timber gate with a pedestrian gate to the side, which opens onto a generously sized tarmac drive with ample space for multiple vehicles plus caravan/boat or motor home. There is a timber garage with double doors, measuring about 6.07 m x 3.02 m/19'10" x 9'10" and fitted with light and power.

##### Gardens

The mature gardens lie to the front and side of the property being predominately laid to lawn and planted with a host of trees, shrubs and flowers. There is a wildlife pond, tree house and sun terrace to the side of the house where there is also the hot tub. The garden is fully enclosed, with excellent privacy and a sunny aspect. At the back of the house there is barn (4.93 m x 3.71 m/16'2" x 12'2") with light and power.

There is planning permission granted for the barn to be converted to an annexe plus the garage to be re-built in an L shaped to incorporate a workshop. The original bricks, stones and tiles, from dismantling a former building will be left to the next owner to use.

The grounds extend to about 0.4 of an acre,

#### Useful Information

Energy Efficiency Rating E

Council Tax Band F

Nearly all Aluminium Coated Double Glazed Windows

Gas Fired Central Heating from a Combination Boiler

Mains Drainage

Freehold

Planning Permission to convert the outbuildings into L shaped garage and workshop plus a studio annexe.

Application number P/HOU/2021/03541

#### Location

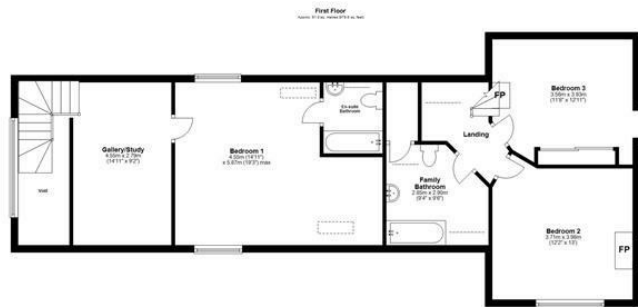
##### Manston

The property is located in the small village of Manston, which is just three miles from the market town of Sturminster Newton. The village boasts a public house and village hall with Child Okeford about two miles away, which has an active community and many events centred around the village hall and community centre. Child Okeford also has a post office/stores, primary school, doctors surgery, two public houses and garden centre with an organic farm shop, art gallery and café. Sturminster Newton offers a further range of amenities and schooling for all ages.

##### Directions from Sturminster Newton

At the traffic lights turn onto Old Market Hill. Turn left at the next set of lights heading towards Shaftesbury. Continue through the village of Manston and follow the left hand bend. The property will be found a little afterwards on the left hand side, before the village hall. Postcode DT10 1HB





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