



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Mill Lane
Marnhull

Asking Price
£400,000

A chance to purchase a delightful detached period stone cottage that offers flexible living space with two/three bedrooms and three/four receptions rooms and presented for sale with no onward chain. The property enjoys a lane side position, backing onto paddocks and is within walking distance of the Blackmore Vale Inn and the village shop, which has a post office. The village hall and doctor's surgery with pharmacy are also within easy reach as are the primary schools and church.

The property offers a unique blend of a cottage lifestyle and modern comforts with flexibility to tailor the rooms to your own particular needs. The conservatory doubles up as the entrance with plenty of space for boots, shoes and coats and is a delightful spot to sit - enjoying a view over the garden. The sitting/dining room has ample room for a dining table and chairs and is perfect for entertaining guests or simply unwinding after a long day. There is also a study and further room that could be a hobbies or treatment room - the choice is yours to make. The main bedroom also offer options that can cater to your specific needs. The cottage provides excellent accommodation as it is with scope to update to your own personal taste.

Outside, there is plenty of parking at the end of the long drive and the lovely sunny garden, offers a private oasis to relax and enjoy the outdoors. While it may need a bit of tidying up, the potential for creating a stunning outdoor space is evident.

In summary, this detached period cottage presents a wonderful opportunity to create your dream home in a sought-after location. Don't miss out on the chance to own this charming village home, which will certainly go a long way to tick many potential buyers' needs.



The Property

Accommodation

Inside

Ground Floor

The property is accessed via a part glazed door, which opens into conservatory style reception room with windows overlooking the front garden and another door opening to the side and garden. The floor is laid to wood effect laminate for easy cleaning. A paned glass door opens into a combined sitting and dining room with deep silled windows enjoying an outlook to the front and to the rear over paddocks. There are painted ceiling beams and a fireplace. Stairs rise to the first floor with a storage cupboard underneath, there is wood effect laminate flooring and a paned glass door to the study. The study has a window into the conservatory and a tiled floor. There is a door to the utility/cloakroom and opening into the kitchen/breakfast room.

The utility/cloakroom is fitted with a WC with dual flush facility and wash hand basin. There are wall shelves and work surface with space and plumbing under for a washing machine. The kitchen overlooks the paddocks to the rear and has a glazed door opening to the front of the cottage. It is fitted with a range of floor cupboards with drawers and a corner carousel and eye level shelves and cupboard. There is a good amount of work surfaces with a tiled splash back and a one and a half bowl ceramic sink with mixer tap. There is a space for a slot in cooker and fridge/freezer plus an integrated dishwasher. Some of the walls are exposed stone and there is a stone fireplace with Bressummer beam. The floor is laid to flagstone.

First Floor

On the first floor there are two/three bedrooms, an en-suite shower room and the bathroom. The bathroom enjoys a view over the paddocks to the rear and is fitted with a modern suite consisting of bath with a wood panelled side and mains shower over with a monsoon head, pedestal wash hand basin and a low level WC. Bedroom two has an outlook over the paddocks and the front garden and also benefits from a fitted wardrobe. Bedroom one also has a double outlook and fitted wardrobe plus a dressing room, that could be used as a nursery or occasional bedroom. The dressing room can also accessed from the landing and has a door to the en-suite shower room. From bedroom one there is a staircase that leads to a further reception room that offers flexible usage and is externally accessed from ground floor level. The boiler is situated in a cupboard off the staircase above the reception room.

Outside

Parking

The property is approached from the lane via a long gravelled drive that opens into a parking area with space to park two to three cars. A gate opens to the front garden.

Garden

At the back of the cottage there is a gravelled area that allows for maintenance and is enclosed by the post and rail fencing of the paddocks. At the front of the cottage there is a seating area with a path and gate that leads to the main body of the garden. This is mostly laid to lawn and planted with a host of mature trees, shrubs and flowers. There is a raised seating area with summerhouse plus a gravelled seating area that lies in front of the conservatory. A gate leads to the footpath, which leads to the lane or over the paddocks. The garden is fully enclosed with good privacy and enjoys a sunny aspect.

Useful Information

Energy Efficiency Rating E

Council Tax Band E

uPVC Double Glazing

Gas Fired Central Heating

Mains Drainage

Freehold

No Onward Chain

There is a public right of way to one side of the property, which links the lane to the field at the back of the cottage.

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 through the village passing the shop and the Blackmore Vale Inn. Keep on Burton Street, which leads into Mill Lane where the drive to the property will be found on the right hand side - just after the 30 mph sign. Postcode DT10 1JT.



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