



Ground Floor  
Approx 72 sq m / 777 sq ft



First Floor  
Approx 56 sq m / 603 sq ft

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Manston Sturminster Newton

Guide Price  
£595,000

A great opportunity to purchase a captivating Victorian stone cottage with two double bedrooms, boasting a slightly elevated position, backing onto farmland and enjoying rural views. The cottage 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. The property dates to 1855 and has been the much cherished and enjoyed home to our seller for the last twelve years. During this time it has been extremely well maintained and improved with the addition of a conservatory, which enjoys a view over the beautiful garden, a new oil tank and boiler have recently been installed and the bathroom has been updated to a stylish contemporary suite with underfloor heating. In addition, the kitchen work surfaces have been replaced with granite. The cottage retains many wonderful original features, such as the original tiled floor in the kitchen and throughout the property there are the authentic leaded windows, all of which have secondary glazing conforming to modern day expectations. The cottage has a warm and friendly ambience and has to be viewed, not just for the inside space but also for the delightful gardens and the location. An early viewing is strongly advised to avoid missing out on the chance to purchase this splendid and impressive home. Please note that our vendor will need to find another property and will not be able to move before hand.

In brief, the ground floor accommodation consists of entrance hall, sitting room with fireplace and wood burner, dining room with open fireplace and sliding door out to the conservatory, which enjoys an outlook over the rear garden. In addition, there is the kitchen, utility and cloakroom. On the first floor there is the bathroom and two double bedrooms, both with fitted wardrobes and enjoying countryside views. Outside, there is a gravelled drive with plenty of space for cars, boats and so forth plus front and rear gardens, extending to about half an acre.



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

An original style timber door with inset glass panes opens into the hall. Ceiling light. Smoke detector. Inset mat well. White panelled doors to the dining room and to the:-

#### Sitting Room

Enjoying a double aspect with window with deep sill overlooking the front and window to the side - both with secondary glazing. Wall lights. Radiator. Power and television points. Brick fireplace with wood burner.

#### Dining Room

Window with secondary glazing and overlooking the drive to the side. Ceiling light. Radiator. Power points. Fitted display/book shelves. Open fireplace with stone slip, timber mantelpiece and brick hearth. White panelled door to the staircase and kitchen. Sliding door to the:-

#### Conservatory

Of uPVC construction with low wall, window overlooking the side and rear garden, double doors opening to the rear garden and pitched roof with light. Radiator. Power points. Ceramic wood effect tiled floor.

#### Kitchen

Window overlooking the courtyard to the side. Ceiling light. Smoke detector. Radiator. Power points. Door to the under stairs cupboard. Walk in pantry with ceiling light and fitted with shelves. Fitted with a range of country style kitchen units consisting of floor cupboards - some with drawers and eye level cupboards with counter lighting under. Generous amount of granite work surfaces, tiled splash back and ceramic sink with swan neck mixer tap. Integrated dishwasher. Space for a fridge/freezer. Ceramic hob with extractor hood above. Built in double eye level electric oven with storage cupboards above and below. Original tiled floor. Part glazed door to the:-

#### Utility

Window with tiled sill overlooking the rear garden. Ceiling light. Wall shelf. Central heating programmer. Work surface with oil fired central heating boiler and space and plumbing for a washing machine under. Tiled floor. Part glazed door to the side of the house and latch door to the:-

#### Cloakroom

Obscured glazed window with tiled sill to the rear elevation. Ceiling light. Radiator. Wall shelf. Fitted with a low level WC and wall mounted wash hand basin with tiled splash back. Tiled floor.

### First Floor

#### Landing

Stairs rise to the landing with ceiling light, smoke detector and white panelled doors to all rooms.

#### Bedroom One

Boasting a double aspect with windows to the side with a partial rural view and overlooking the rear garden and fields beyond - both with secondary glazing. Ceiling light. Radiator.

Power and television points. Fitted double wardrobe with hanging rail, shelf and overhead storage. Over stairs storage cupboard.

#### Bedroom Two

Window to the side and to the front with view towards Hambledon Hill - both with secondary glazing. Ceiling light. Radiator. Power points. Fitted double wardrobe with hanging rail, shelf and overhead storage. Over stairs storage cupboard.

#### Bathroom

Obscured glazed window to the side elevation. Recessed ceiling lights and one combination extractor fan/light. Airing cupboard housing the hot water cylinder and fitted with slatted shelves. Chrome heated towel rail. Fitted with a contemporary and stylish suite consisting of large walk in shower cubicle with mains shower, vanity wash hand basin with mono tap and illuminating mirror above and shaver socket to the side, low level WC with dual flush facility and Victorian style bath with claw feet and mixer tap with telephone style shower attachment. Porcelain tiled floor with underfloor heating.

### Outside

#### Drive and Grounds

The property is approached from the road onto a gravelled drive that leads to the side and front of the property and provides generous parking or storage for motorhome, caravan or boat. There is space to erect a garage subject to the necessary permissions. The front garden is mainly laid to lawn and there is access to the rear garden from both sides of the property. To one side there is a courtyard with greenhouse and kitchen garden plus oil tank and space for bin storage. A wrought gate from here opens to the rear garden and to the workshop (6.02m x 3.23m - 19'9" x 10'7") - this has light and power plus pitched roof with exposed rafters. The rear garden has been beautifully landscaped with many areas of interest, including an orchard with plum, pear and apple trees plus a medlar tree. In addition, there are beds for vegetables as well as beds planted with a host of flowers and shrubs. The garden adjoins farmland and the whole plot extends to around half an acre.

### Useful Information

Energy Efficiency Rating tba  
Council Tax Band D  
Oil Fired Central Heating  
Original Single Glazed Windows with Secondary Glazing  
Mains Drainage  
Freehold

### 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. The property will be found on the left hand side, just before the left hand bend and turning right to Child Okeford. Postcode DT10 1EZ

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.