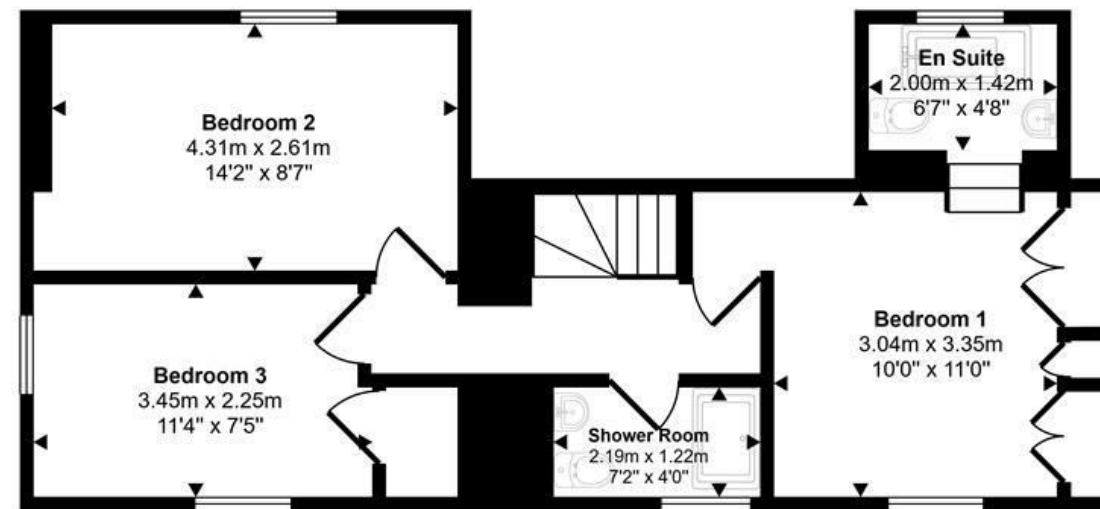


Ground Floor  
Approx 55 sq m / 594 sq ft



First Floor  
Approx 48 sq m / 520 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.

**1 Market House**  
**Market Place**  
**Sturminster Newton**  
**Dorset**  
**DT10 1AS**

**t. 01258 473030**  
**sales@mortonnew.co.uk**  
**www.mortonnew.co.uk**

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	61
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



**Tower Hill**  
**Iwerne Minster**

**Guide Price**  
**£400,000**

Situated in a highly desirable village with fantastic local amenities, this well-maintained and beautifully presented semi-detached cob cottage is bursting with charm and character. Thoughtfully extended to blend historic charm with modern comfort, it enjoys splendid countryside views and backs directly onto open farmland—offering the perfect blend of tranquillity and convenience.

Step inside and feel instantly at home in the huggable sitting room, where an inglenook fireplace, original bread oven, and exposed beam create a warm and inviting atmosphere. The fantastic social kitchen/dining room, with its oak flooring, is a natural gathering space—ideal for hosting get togethers with family and friends, cooking, and everyday living.

Upstairs, three generously sized bedrooms offer comfort and style, with the main bedroom featuring built-in wardrobes and an en-suite bathroom. A stylish family shower room completes the upper floor, adding a touch of contemporary luxury.

Outside, the tiered garden is a private oasis, leading to a charming summerhouse—perfect for a home office or creative escape. With parking for one car, this home is as practical as it is picturesque.

Ready to move straight into, this cottage is immaculately presented yet offers the opportunity to add your own personal touches to make it truly yours. A rare find in a thriving village, this home is waiting for its next lucky owner—don't miss out!





## The Property

### Accommodation

#### Inside

##### Ground Floor

From the lane a picket gate opens to a few steps rising to the front of the cottage, where there is plenty of space for pot plants and seating. The timber front door opens into a most welcoming entrance hall with door to the sitting room and opening and step down into the kitchen/dining room. There is access to a good sized understairs storage space and the floor is laid in a practical and attractive Travertine tile.

The sitting room has two windows with seats beneath that overlook the lane and there is an inglenook fireplace with beam, wood burner and the original bread oven. The tiles from the hall flow through into the sitting room. Stairs rise to the first floor and steps rise to a bespoke sliding door, which opens to a useful storage area with utility which has space and plumbing for a washing machine and there is also a door to the cloakroom.

The spacious kitchen and dining room overlooks the lane and has double doors opening to a private and sheltered seating area. The kitchen area is fitted with a range of appealing units consisting of floor cupboards, cutlery and deep pan drawers plus eye level cupboards and cabinets. There is a generous amount of stylish Corian work surfaces with a tiled splash back and a sink and drainer with an aerator swan neck mixer tap. There is space and plumbing for a dishwasher as well as space for an American style fridge/freezer and gas range cooker ( all available by separate negotiation). The oak flooring adds warmth to this fabulous social space.

##### First Floor

Stairs curve up to the landing where there are doors leading off to all bedrooms and the family shower room. The shower room is fitted with a contemporary suite consisting of large walk in shower cubicle with main shower, low level WC and vanity wash hand basin. The walls are partly tiled to ceiling height and there are matching floor tiles.

There are two generously sized single bedrooms, one with view over the adjoining field to the rear and the other overlooks the lane and countryside opposite. It also has the airing cupboard housing the hot water cylinder. The main bedroom enjoys a view of the countryside to the front and benefits from built in wardrobes and steps that rise to the en-suite bathroom. This is fitted with a bath with a central mixer tap, low level WC and a pedestal wash hand basin.

## Outside

There is off road parking for one where there is a gate that opens to the side seating area.

From this area there is access to the back of the cottage where there is the 1100 litre oil tank and the gas cylinders for the range cooker. It also provides storage space for bicycles etc. From the seating area rustic steps rise to the main body of the garden, which is laid to lawn and edged by beds that are planted with trees, shrubs and flowers. There is also a timber shed. A picket gate opens to another set of rustic style steps that rise to another lawn with a mature cherry tree and a stepping stone path to the insulated cabin, which has power and the internet - great home office or private sanctuary. To the other side of the steps there is a decked platform that offers a wonderful rural view and a great wind down space. The garden provides a sunny and private place to enjoy.

### Important Information

Energy Efficiency Rating tba  
Council Tax Band D  
uPVC Double Glazing  
Oil Fired Central Heating  
Mains Drainage  
Freehold

### Directions

#### From Sturminster Newton

Leave Sturminster via Bridge Street. At the traffic lights proceed over the bridge and turn left. Continue along the A357 for about three miles and take the turning on the left to Child Okeford just before entering Shillingstone. Continue on this road and at the junction turn left. Proceed through the village, passing The Cross on your right and take the next turning right. At the end of this road turn right onto the main A350. On entering Iwerne Minster turn left, at the triangle, onto the High Street. Follow the road for a short while onto Tower Hill. The property will be found on the left hand side, shortly after the turning into Home Farm. Postcode DT11 8NJ



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 firms employment has the authority to make or give any representation or warranty in respect of the property.