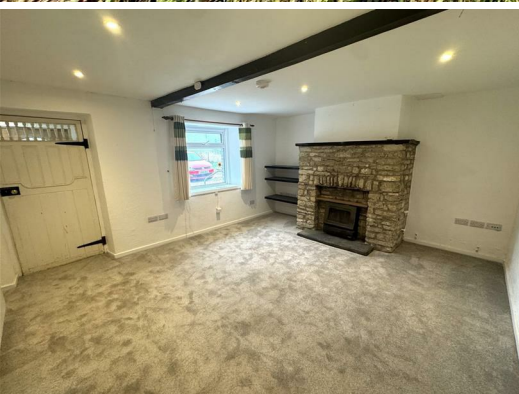




West Cottage, Penn Barn Farm, Martinstown, Dorchester, Dorset, DT2 9HZ



2



1



1

- Available in October
- New refurbished
- Rural location

- Two bedrooms
- Modern fitted kitchen
- Wood burner in sitting room

£1,100 Per Month

THE PROPERTY

The accommodation briefly comprises a living room with a woodburner. Leading off the living room is a modern fitted shower room, followed by a modern fitted kitchen equipped with an electric oven and extractor hood also benefiting from ample cupboard space and space for white goods. The kitchen also allows space for dining.

On the first floor there is a large double bedroom and a single bedroom. Both bedrooms benefit from new carpets and rural views.

OUTSIDE

Externally, the property benefits from an enclosed rear garden, along with two off-road parking spaces.

The property also benefits from outbuilding to the side of the property for extra storage.

SITUATION

The property is situated on the outskirts of the village of Martinstown. Local facilities include a sub post office/store, a parish church, a village hall and a public house. A stream, the South Winterborne, runs through the length of the village.

Dorchester provides an excellent range of facilities, including mainline rail links to London Waterloo and Bristol, the County hospital, cinema, arts centre and a variety of independent and chain eateries and bars. It is well served for shopping facilities, including the new Brewery Square development, as well as two Waitrose supermarkets and a weekly market.

Sporting and recreational facilities in the area include golf at Dorchester Came Down and East Dorset Golf Clubs, tennis and squash at Dorchester Tennis & Squash Club. There are sailing and water sports along the nearby coastline in Weymouth, and riding and walking along the network of bridle and footpaths which cross the surrounding area.

DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: [prank.valued.glaze](https://what3words.com/prank.valued.glaze)

SERVICES

Mains electricity, water and drainage.

LOCAL AUTHORITY

Dorset Council, tax band B - 01305 251010

BROADBAND

Standard download 25 Mbps, upload 1 Mbps. Please note all available speeds quoted are 'up to'.

MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

MATERIAL INFORMATION

Rent: - £1,100.00 per calendar month / £253.00 per week

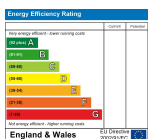
Holding Deposit - £253.00

Security Deposit - £1,269.00

Council Tax Band: B (Dorset Council - 01305 251010)

EPC Band: D

Go through Martinstown, and take the road towards Hardy's Monument. As you go up the hill, take the first farm track on the left, and follow it over the brow of the hill, drop down into the farmyard, through the farmyard and then West ottag is the second one of the pair on the right.



PouLets/FH/16.10.2026



01305 251154

poundbury@symondsandsampson.co.uk
Symonds & Sampson LLP
Arch Point House, 7 Queen Mother Square,
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT