

Symonds & Sampson

The Boiler House

Lovell's Court, Burton Street, Marnhull, Dorset

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Lovell's Court
Burton Street
Marnhull
Dorset DT10 1JJ

A mews style conversion with elegant reception rooms and wonderful rear garden in a quiet and private location within the village.

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- Intriguing mews style house on private road
- Quiet location but close to shops
- Enchanting mature level garden
- Separate garage along private road
- A degree of modernisation required

Guide Price £380,000

Freehold

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THE PROPERTY

The Boiler House is a split level conversion which once served Lovells Court before its own splitting into two houses. Very much a mews style conversion the hallway gives easy access to the whole house. Firstly there is a garden room, snug or third bedroom with French doors to the garden. A few steps down are the elegant reception rooms, interlinked to the dining room. The sitting room has an elegant bay window with the garden vista beyond and a fireplace as a central feature. The kitchen / breakfast room is adjacent and has a range of wall and floor units and the back door to the parking spot.

Up only a few stairs from the hallway is an impressive galleried landing with two en suite bedrooms at either end. The principal bedroom has a wall of built in wardrobes and a large dressing area before reaching the en suite bathroom. Bedroom 2 has built in wardrobes.

OUTSIDE

A level lawn stretches away from the house and accessed via the dining room and the garden room / snug. Bordered by mature shrubs and flower beds, the garden is a wonderful backdrop to the house. Giving protection from the private drive is a side area planted out with trees with a path to front door. The back door has a parking space in front of the kitchen window and along the drive is a separate garage.

SITUATION

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies, and it is surrounded by beautiful countryside. More extensive shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

The A303 is to the north of Gillingham linking with the M3 to London. Mainline railway stations in Gillingham and Sherborne with a regular service to London Waterloo taking about 2 hours.

DIRECTIONS

What3words///began.buildings.precautions

SERVICES

Mains water, electricity and gas are connected to the property. Drainage is via a shared treatment plant maintained by Wessex Water (Billed). Mains gas central heating system.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
Council Tax Band: D
Agents Notes: Probate is required
Rights of Way: Lovells Court is a private road. Ask agent for more information

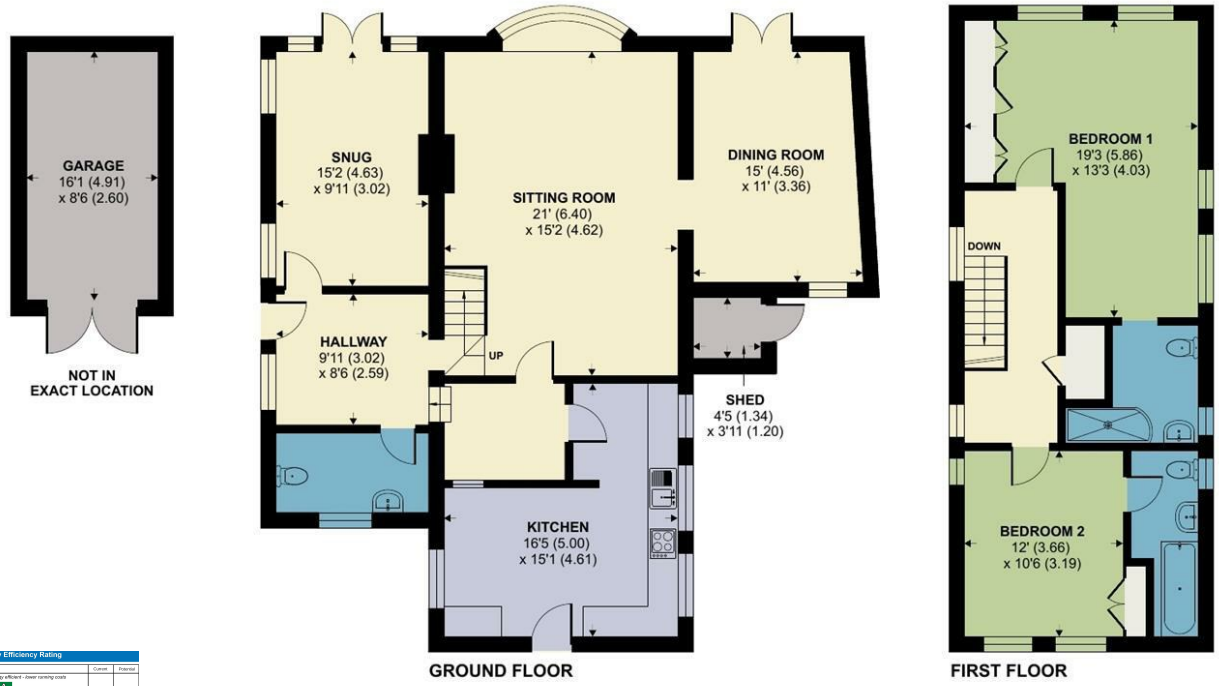


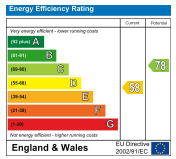




Lovells Court, Burton Street, Marnhull, Sturminster Newton

Approximate Area = 1689 sq ft / 156.9 sq m
Garage = 137 sq ft / 12.7 sq m
Outbuilding = 17 sq ft / 1.5 sq m
Total = 1843 sq ft / 171.1 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1442579





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