

Symonds  
& Sampson



# Library Cottage

Martinstown, Dorchester, Dorset

# Library Cottage

Martinstown, Dorchester,  
Dorset, DT2 9JN

A charming and characterful detached home in the heart of Martinstown, offering flexible 4-5 bedroom accommodation with annexe potential and beautiful period features.



- Delightful detached stone cottage
- Currently arranged as two dwellings
- Versatile layout offering 4-5 bedrooms
- Ideal for multigenerational living or income potential
- Spacious open-plan sitting room with galleried landing
  - Enclosed terraced garden with mature planting
  - Off road parking
- Peaceful village setting within easy reach of Dorchester

Guide Price **£650,000**

Freehold

Dorchester Sales  
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## THE PROPERTY

A rare opportunity to acquire a charming and beautifully maintained detached cottage in the heart of this highly sought-after village.

Library Cottage, believed to be around 150 years old, is a delightful former library built of natural stone beneath a slate roof, with double-glazed leaded light windows. Originally converted in the 1960s, the property was once the private library of Major Coffin of Park House, Martinstown, whose family coat of arms remains proudly displayed above the fireplace in the sitting room.

The cottage is currently arranged as two independent dwellings: the main cottage, which provides two bedrooms, and an adjoining annexe offering a further two bedrooms. Each has its own kitchen and independent heating system, while an internal connecting door allows the property to be easily reinstated as a single spacious home.

A solid oak front door - reputedly originating from Bristol Prison - opens into a large, open-plan sitting room with a galleried landing above. This impressive space features an attractive parquet floor and an open fireplace with a decorative wooden surround and stone hearth, flanked by built-in bookshelves. A large bay window fills the room with natural light.

Double doors lead through to the kitchen and dining area, which also features parquet flooring and exposed timber ceiling beams. The kitchen is fitted with a good range of wall and base units with tiled splashbacks and worktops.

Upstairs, the galleried landing gives access to two good size bedrooms and a bathroom. The principle bedroom benefits from a modern en suite shower room.





## ANNEX

The adjoining annexe is approached via a covered porch that opens into an entrance hall with doors to the sitting room and kitchen. The kitchen has a range of floor and wall mounted units with space for white goods. Off the entrance hall is a modern wet room with hand wash basin and wc.

On the first floor of the annexe, the landing has a skylight and hatch to the roof space, with doors leading to two double bedrooms and a shower room.



## OUTSIDE

The property is approached via a gravelled driveway providing off-road parking. The fully enclosed patio garden features a variety of shrubs and plants, all contained in pots, offering both privacy and charm.

## SITUATION

The property is situated in the charming village of Martinstown, approximately three miles south-west of the county town of Dorchester. The village offers a parish church, village hall, and welcoming public house, with the picturesque South Winterborne stream running through its centre.

Dorchester provides excellent amenities, including mainline rail links to London Waterloo and Bristol, the Dorset County Hospital, a wide choice of shops, restaurants, and leisure facilities, plus the vibrant Brewery Square development.

The area offers superb sporting and recreational opportunities, with golf at Dorchester Came Down and East Dorset Golf Clubs, tennis and squash at Dorchester Tennis & Squash Club, sailing and water sports along the nearby Jurassic Coast, and extensive riding and walking routes through the surrounding countryside.



## DIRECTIONS

What3words:///hologram.flags.rooms

## SERVICES

Mains electricity, gas, water and drainage are connected.  
Gas fired central heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.  
(<https://www.ofcom.org.uk>).

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

## MATERIAL INFORMATION

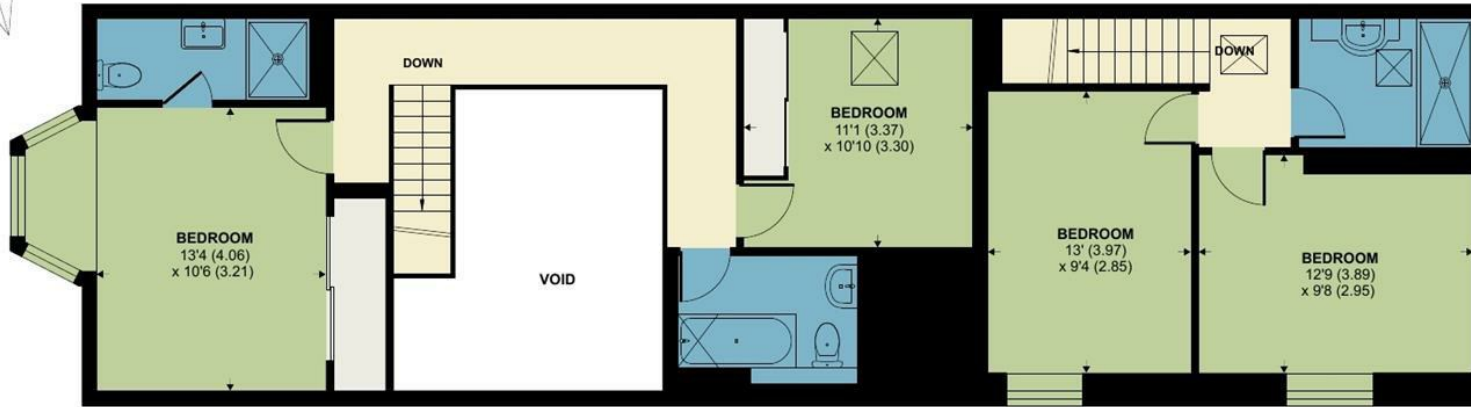
The property falls within a conservation area.  
Please note that the photos were taken in August 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

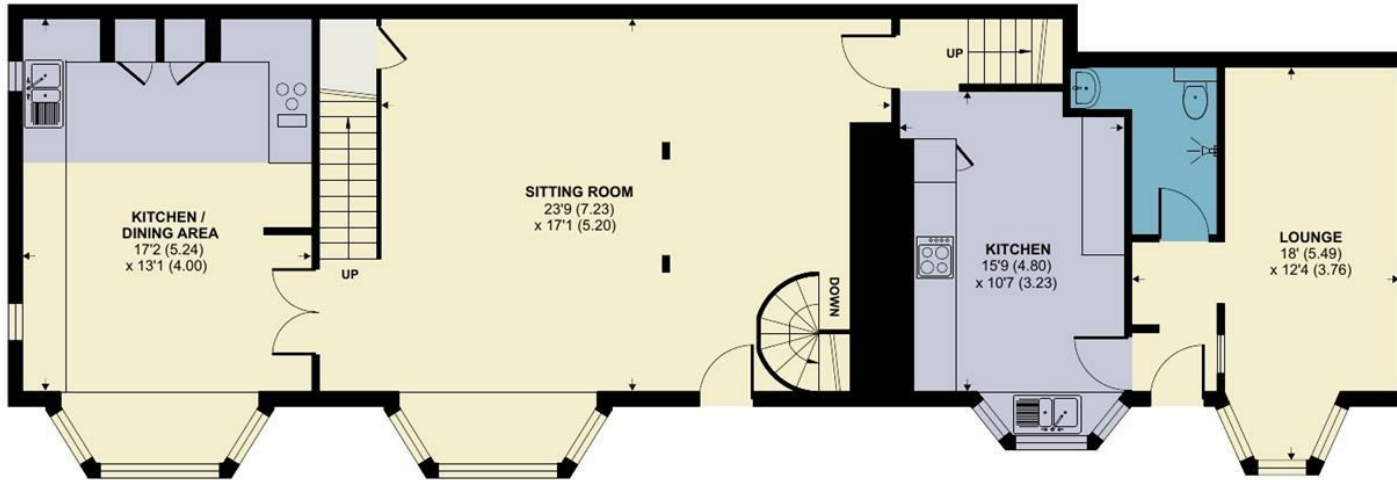
# Martinstown, Dorchester

Approximate Area = 1989 sq ft / 184.7 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1335278



Dorchester/ATR/12.03.2026



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