







## Apple Tree Cottage , Moorside, , Dorset, DT10 1HJ

What 3 Words: ///wheat.headlight.guitar



### Key Features

- No Forward Chain
- Attractive Period Cottage
- Delightful Rural Views
- Driveway & Garage
- Popular Hamlet On The Shaftesbury / Marnhull Border

**Tenure:** Freehold | **EPC Rating:** TBC | **Council Tax Band:** E |

**Services:** TBC

### Location

Moorside is a small hamlet between the towns of Sturminster Newton and Shaftesbury and nestles in glorious Dorset countryside. The nearby village of Marnhull is a highly sought after "typically English" north Dorset village located in the heart of the Blackmore Vale. It offers some of the finest views of undulating countryside and an abundance of walks as well as excellent amenities, travel links and schools. The village itself includes a Post Office, local store, chemist, newsagent, hair dresser, garage, two well-thought of pubs, Doctor's Surgery, Churches, Schools and a very active recreation ground and building offering interesting clubs and local activities. The old market town of Sturminster Newton is located just 3 miles away with its mix of useful and pleasant stores and to the north the town of Gillingham offers Waitrose and other superstores as well as a mainline railway Exeter/London line takes two hours direct to Waterloo.

### Inside the Home

A charming stone built, detached cottage being offered to the market with no forward chain. The property boasts three bedrooms, multiple reception rooms and glorious rural views to both the front and back of the home. The ground floor comprises a generous front sitting room complete with a focal log burner whilst the kitchen is position to the rear of the home and has been extended to incorporate additional work surfaces, appliance and storage spaces as well as room for a dining table. A second reception room, currently utilised as an office space, adds flexibility whilst a cloakroom and additional porch complete the ground floor. Upstairs boasts three well-proportioned bedrooms with the principal also benefiting from dual aspect windows and a spacious ensuite bathroom. The family shower room is a modern suite and features a walk-in shower.

### Outside Space

**Front:** A gravelled driveway offers plentiful off-road parking whilst also leading to a detached garage. **Rear:** The rear garden is a fair size and backs onto open farmland creating a stunning backdrop for the home. Combining lawn, established flower borders, shrubbery and trees, the rear garden is a delight for all to enjoy.

### Shall We Book You in For a Viewing?

Strictly by appointment only via Boatwrights Estate Agents.

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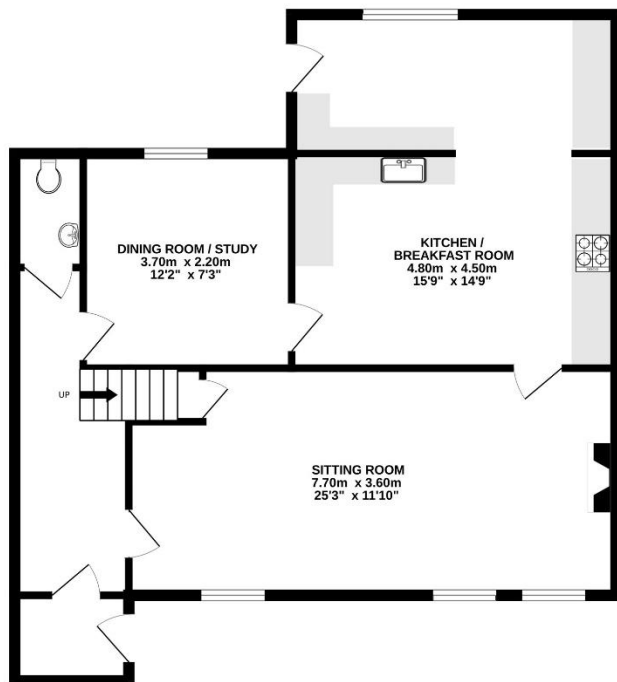
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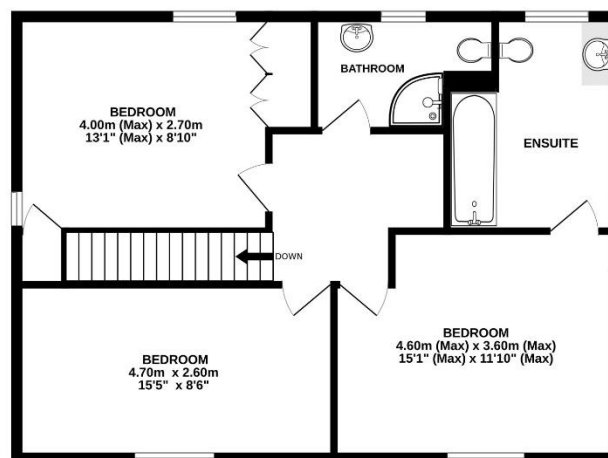




**GROUND FLOOR**  
80.1 sq.m. (863 sq.ft.) approx.



**1ST FLOOR**  
66.5 sq.m. (716 sq.ft.) approx.



**TOTAL FLOOR AREA : 146.7 sq.m. (1579 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**01 December 2025**