

1 Thompsons Farm Cottages

Manston, Sturminster Newton, Dorset

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Manston
Sturminster Newton
Dorset DT10 1HD

A beautifully finished house with detached three bedroom annexe, substantial garage and workshop in gardens and grounds of about 0.5 acres.



- Beautifully finished stone house
- 21' sitting room opening to terrace
- Four bedrooms, two bathroom (1 e/s)
 - Detached three bedroom annexe
- Countryside location with wonderful views

Guide Price **£835,000**

Freehold

Sturminster Sales
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THE PROPERTY

1 Thompsons Farm Cottages is a stone built original Victorian cottage, one of a pair, that has been significantly extended over the years and now offers substantial and contemporary family accommodation as well as a detached self-contained annexe, set within the peaceful Dorset village of Manston in the heart of the Blackmore Vale, just two miles east of the market town of Sturminster Newton. Sitting within a quiet and private rural setting of approximately 0.5 acres, the property backs directly onto open fields with far reaching views towards Hambledon Hill.

The main house offers a wonderfully flexible and characterful family home with an impressive entrance hall, a sitting room with woodburner and double doors to the garden, a well appointed modern kitchen with woodburner, utility room, study / bedroom five and a cloakroom. Upstairs there are four generous double bedrooms and a family bathroom with the main bedroom having an ensuite shower room and fitted wardrobe space.

The self contained three bedroom annexe sits alongside, offering enormous potential as a holiday let or multi-generational living, complete with its own well appointed kitchen / living room, bathrooms and a large boarded loft space.

Annexe

The annexe is a fully self contained three bedroom home in its own right, offering an exceptional amount of flexibility and potential. Entering directly into a generous open plan kitchen lounge diner, it is a bright and versatile everyday living space with good proportions throughout. Three double bedrooms are found, served by a bathroom and a separate WC. A large boarded loft space offers further useful storage. With its own completely self contained layout, the annexe lends itself beautifully to multi generational living or presents excellent potential for holiday letting, making it a truly versatile addition to the property.





OUTSIDE

The main house enjoys a large lawned garden with a generous stone terrace and a wonderful open sided canopy timber summer house, backing onto open fields with beautiful countryside views beyond. The annexe benefits from its own private south westerly facing garden. The main garden is laid mainly to lawn, private and backing directly onto open fields with wonderful countryside views to Hambledon Hill.

The drive offers ample space and turning for a number of cars and there is a substantial timber built double carport and workshop.



SITUATION

Manston is a rural village in The Blackmore Vale. There is the delightful Church of St. Nicholas and a well-known public house, The Plough.

More comprehensive facilities are available in the market town of Sturminster Newton about 3 miles away. The nearby village of Child Okeford has local facilities and the market towns of Shaftesbury and Blandford Forum are easily accessible, as well as Gillingham (7 miles) which has a mainline station to London Waterloo.

DIRECTIONS

What3words:///What3words ///sapping.civic.snake

SERVICES

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

MATERIAL INFORMATION

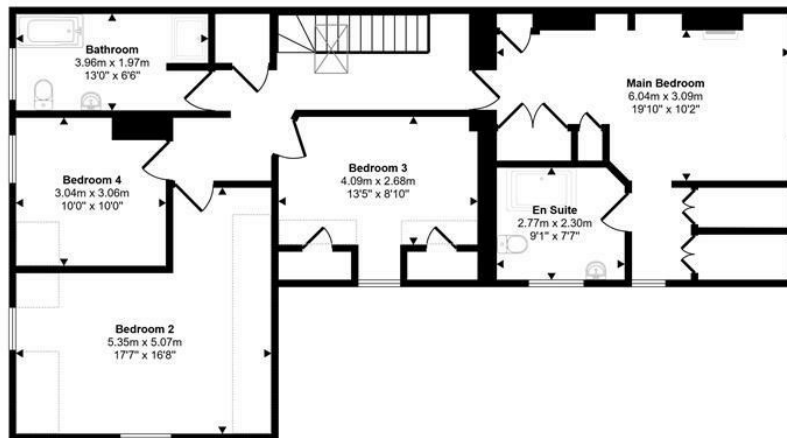
Standard broadband is available. There is mobile coverage in the area, please refer to Ofcom's website for more details. (Ofcom <https://www.ofcom.org.uk>) Council Tax Band: E



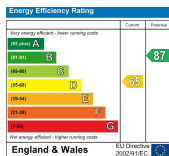
Approx Gross Internal Area
302 sq m / 3255 sq ft



Ground Floor
Approx 105 sq m / 1132 sq ft



First Floor
Approx 106 sq m / 1141 sq ft



Denotes head height below 1.5m

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.



STU/GWB/0826



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