

Symonds
& Sampson



Higher Cottage

Manston, Sturminster Newton, Dorset

Higher Cottage

Manston
Sturminster Newton
Dorset DT10 1EZ

A genuinely flexible character stone house with wonderful far-reaching countryside views.



- Beautifully presented character stone house
- Over 2500 sq ft of flexible accommodation with annexe potential
 - Contemporary quality kitchen with Aga
 - Triple aspect sitting room with wood burner
 - 1200 sq ft garage and workshop. EV charger
- Lovely south and west facing gardens of about 0.5 acres
 - Elevated position with superb countryside views

Guide Price **£850,000**

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

Higher Cottage was originally a pair of cottages, built by the Duke of Westminster's Estate in 1858, of mellow stone elevations under a slate roof. The cottages were combined about 40 years ago and further developed to now provide extremely well-presented and flexible family accommodation. The recently renovated kitchen / dining room is a superb family space, triple aspect with lovely views and a contemporary design with a gas fired Aga and electric companion, Karndean floor, large island unit, quartz worksurfaces and a range of appliances including a dishwasher and wine fridge, larder cupboard and pan drawers. The sitting room is also a triple aspect room with a wood burning stove in a brick fireplace and French doors to the terrace at the rear. On the first floor there are three good double bedrooms, an ensuite shower room with bedroom one and a recently renovated family bathroom. A utility room with a cloak room off it links the original house to the more recent rear section. This part of the house allows for annexe potential with its own 19' triple aspect kitchen / dining room, a second sitting room / playroom which could easily be used as a ground floor bedroom having an ensuite shower room. The first floor landing makes a great office or work space with lovely views to the rear. Off the landing is a double bedroom and a shower room.

OUTSIDE

Higher Cottage occupies an elevated position with a southerly outlook and makes the most of the fantastic far-reaching views. The property is approached from the road via an electric five bar gate and the drive leads up the side of the house to a parking area with ample parking for a number of cars. There is a wall-mounted EV charger and the fantastic L-shaped 1200 sq ft double garage and workshop with an electric roller door and a pair of wooden double doors. There is a small orchard with a variety of fruit trees including apple, and pear. The main garden lies to the south and west of the house and from the drive a gate opens on to a new path leading to the front of the house. The lawn leads down to an indigenous mixed hedge with wild flower areas and a pond. To the west of the house and also accessed from the sitting room is a terrace.

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, and a village hall.

More comprehensive facilities are available in the market town of Sturminster Newton about 2 miles away. The nearby village of Child Okeford has local facilities and the markets towns of Shaftesbury and Blandford Forum are easily accessible.

DIRECTIONS

What3words///enrolling.funded.rewrites

SERVICES

Mains water and electricity are connected to the property. Private drainage. Gas fired 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: F

Dorset Council Tel: 01305 221000

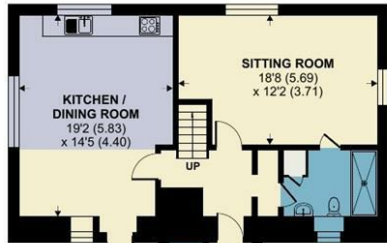
Photographs taken May 2026



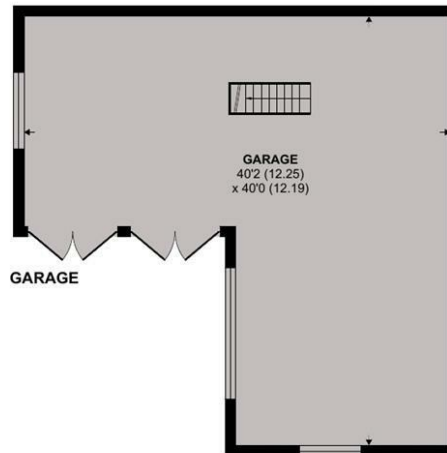
Higher Cottage, Manston, Sturminster Newton,

Approximate Area = 2572 sq ft / 238.9 sq m
 Limited Use Area(s) = 112 sq ft / 10.4 sq m
 Garage = 1200 sq ft / 111.4 sq m
 Total = 3884 sq ft / 360.7 sq m

For identification only - Not to scale



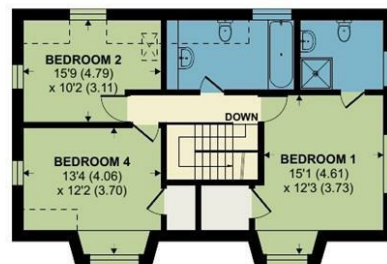
FIRST FLOOR 2



GARAGE



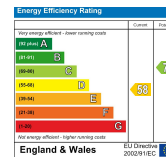
GROUND FLOOR



FIRST FLOOR 1



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: 1455278



STU/GWB/0526



01258 473766

sturminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 Agriculture House, Market Place,
 Sturminster Newton, Dorset DT10 1AR



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.