

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
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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, Kardean 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 floors 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

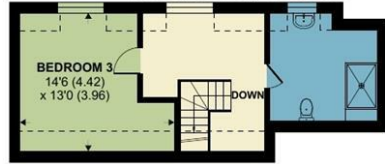
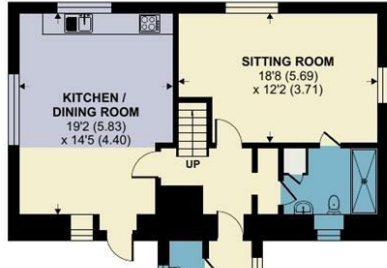
Photographs taken May 2026



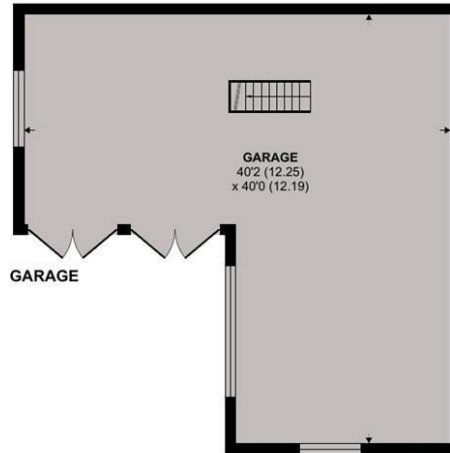
Higher Cottage, Manston, Sturminster Newton,

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



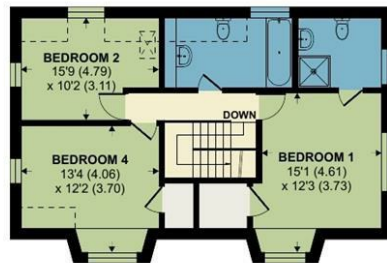
FIRST FLOOR 2



GARAGE



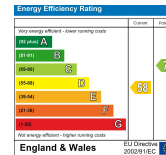
GROUND FLOOR



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



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