Morton • New

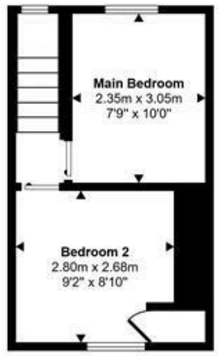
selling and letting properties



Approx Gross Internal Area
47 sq m / 507 sq ft



Ground Floor
Approx 19 sq m / 200 sq ft



First Floor
Approx 20 sq m / 211 sq ft



Outbuilding
Approx 9 sq m / 96 sq ft

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.

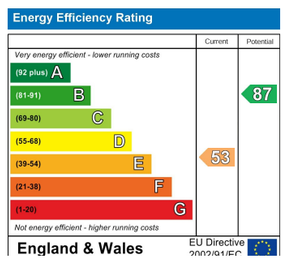
Burton Street
Marnhull

Guide Price
£220,000

A charming two-bedroom mid terrace workers' cottage, dating back approximately 300 years, with long front and rear gardens, a log burner and a versatile garden house. Completely renovated and modernised while retaining its original character, this delightful home sits within the popular village of Marnhull and is ready for a new owner to move straight in.

The current owners have carried out a comprehensive renovation, including, new windows and doors, insulation, new carpets, a new heating system and a new bathroom. The accommodation includes an open plan kitchen, sitting and dining room full of character, with original exposed beams and a log burner, along with a bathroom and a built-on utility area. Upstairs there are two bedrooms. Outside, the long front and rear gardens have been beautifully landscaped, with a covered flagstone patio, decking, pergolas and a garden house with kitchenette, electricity and heating.

Burton Street enjoys a central position within Marnhull, one of the largest villages in the Blackmore Vale, with the local pub right next door. The market towns of Sturminster Newton and Gillingham are within easy reach, with Gillingham's mainline railway station providing services to London Waterloo and Exeter St Davids.

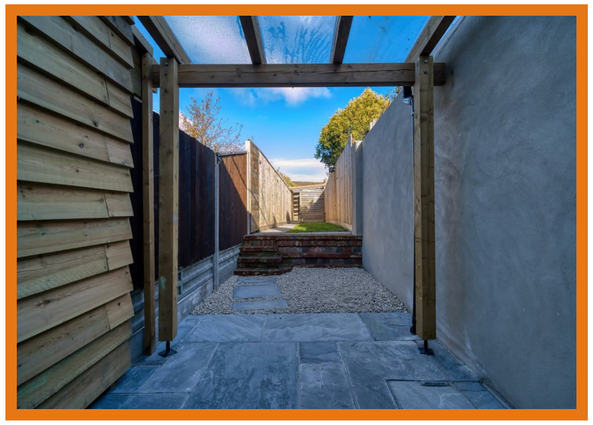


1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

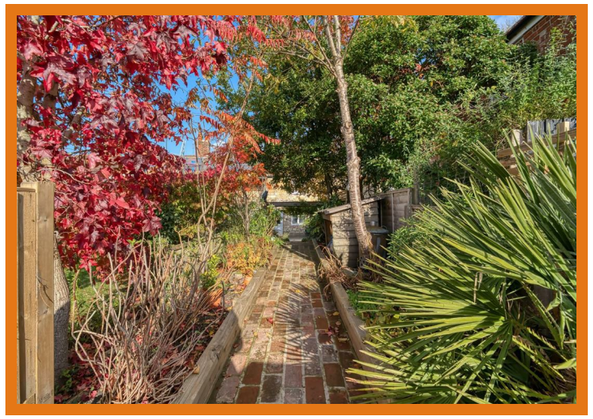
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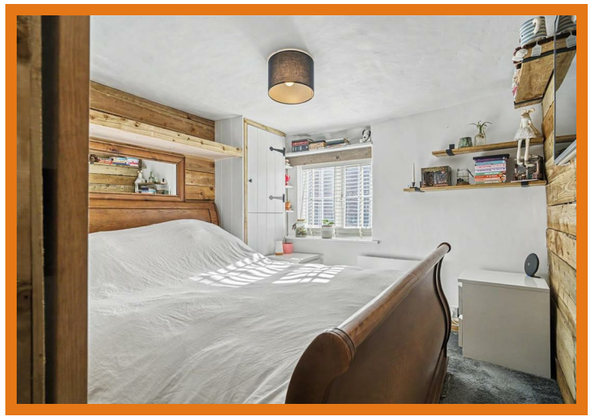












The Property

Inside
Ground Floor
The front door opens directly into the open plan kitchen, sitting and dining room, a particularly characterful space. Original exposed beams still retain their nails of around 300 years old, and a horseshoe was discovered within the walls during replastering. The sitting area has a log burner as its focal point and a front window with blinds. The kitchen area is fitted with a range of modern units with work surfaces and a new oven, and stairs rise from here to the first floor. To the rear is the new bathroom, fitted with a bath with shower over, a wash hand basin and a WC. The rear door opens onto the covered patio, giving access to the built-on utility area, which houses the washing machine and tumble dryer.

First Floor
Stairs rise to the first floor, where there are two bedrooms. The main bedroom has new carpets and characterful exposed timbers, and bedroom two is a further well proportioned room. Both have been finished to a modern standard throughout.

Outside
Gardens
The property enjoys long front and rear gardens, both carefully maintained and extensively paved. The front garden features a covered decked pergola with wisteria trained over it, a wood store, paving leading to the front gate and built-in housing for refuse and recycling bins.

To the rear, a covered flagstone patio sits outside the back door, with space for a small dining table. A paved path leads on to a deck and pergola, with space for a hot tub, before continuing to the garden house. The garden house is equipped with electricity, heating, a mini kitchenette and a skylight, offering versatile space for a home office, studio or somewhere to relax. There is also a built-in wooden storage box for the lawn mower, and new fencing throughout. Truly a garden with several distinct spaces for dining, relaxing and entertaining.

Parking
There is no parking with the property.

Useful Information
Energy Efficiency Rating [insert]
Council Tax Band [insert]
Heating [please confirm]
Mains Water and Drainage
Please note: the main water supply pipe is shared between three cottages
Freehold
[Chain position]

Location and Directions
Marnhull is a popular and thriving village set in the heart of the Blackmore Vale, offering a range of everyday amenities including village shops, primary schools, a church and public houses, with the local pub right next door to the cottage. The surrounding countryside provides plenty of scenic walks. The market towns of Sturminster Newton, Gillingham and Shaftesbury are all within easy reach, and Gillingham's mainline railway station provides direct services to London Waterloo and Exeter St Davids. The A303 is also easily accessible, connecting to the South West and London.

Postcode – DT10 1JJ

What3words – flank.ignore.dodging

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.