

A two-story stone cottage with a tiled roof and a white porch. The house is built from light-colored stone blocks. The roof is covered in reddish-brown tiles. There are two chimneys on the roof. The front facade has four windows: two on the upper floor and two on the lower floor. The central entrance is covered by a white porch with a gabled roof and decorative lattice work on the sides. A black metal fence runs across the front of the property. The background shows a blue sky with some clouds and some greenery.

Symonds
& Sampson

Iris Cottage

Love Lane, Marnhull, Sturminster Newton, Dorset

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Love Lane
Marnhull
Sturminster Newton
Dorset DT10 1PT

A 17th century Grade II listed double fronted Marnhull stone cottage, set in a conservation area within the village, with parking and delightful private garden.



- Grade II listed cottage in central village location
 - Enclosed private rear garden
 - Inglenook fireplace in sitting room
 - Parking

Guide Price **£475,000**

Freehold

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THE PROPERTY

Iris Cottage is a double fronted cottage with a dual aspect sitting room with impressive inglenook fireplace with original bread oven and a wood burner. Fine mullioned windows bring a timeless air to the house. The dining room on the other side of the hallway has banquette seating and leads directly to the rear kitchen with its range of wall and floor units and access to the back garden and patio.

On the first floor there is a dual aspect, double bedroom with a beautiful old stone fireplace, built in cupboards, a smart family shower room and a single bedroom. On the second floor is an impressive principal bedroom suite with large west facing Velux windows, and en-suite bathroom with plenty of built in storage and fitted wardrobes.

OUTSIDE

The front garden is enclosed with estate fencing and gives the look of a quintessential country cottage. The garden to the rear is enclosed and is a wonderful backdrop to the house. Effectively on two levels with a paved terrace area for al fresco dining immediately from the kitchen and a shed used as a utility room. Above is a level lawn bordered by mature fruit trees, shrubs and flower borders. The attached studio has wooden garage doors to the front and access from the rear. It has been converted to an office / crafting room with the parking to the front of the house.

Iris Cottage is situated amongst other pretty houses and cottages in a quiet lane whilst moments from the shops of Marnhull.

SITUATION

Marnhull is one of the largest villages in England with a thriving community life and is celebrated in Thomas Hardy's Tess of the D'Urbervilles. It has two public houses, two primary schools, three churches, doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies such as a thriving cricket club, tennis club and a choir to name a few. Further shopping, business and recreational facilities are available in Sturminster Newton 3½ miles whilst the larger towns of Shaftesbury 6 miles and Gillingham 6 miles, together with Sherborne 11 miles, are all easily accessible.

DIRECTIONS

What3words///crunches.crashing.overhead

SERVICES

Mains water, electricity, gas and drainage are connected to the property.
Mains gas central heating system.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

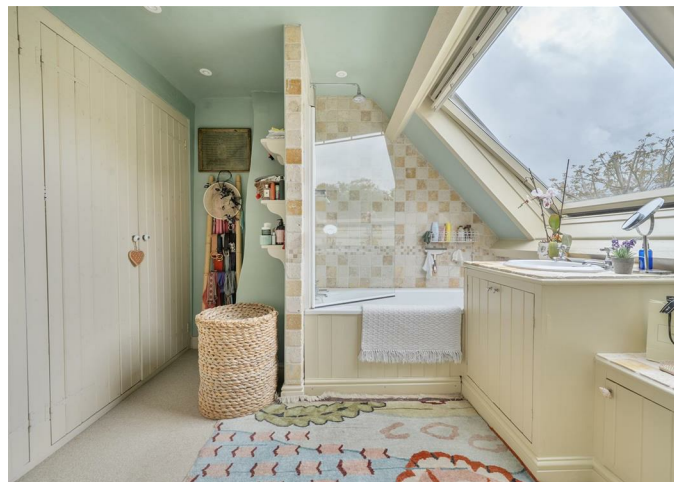
There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: F

EPC: Exempt

Dorset Council Tel: 01305 221000

Photographs taken May 2026



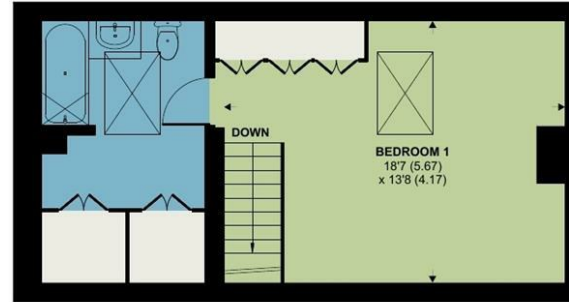
Love Lane, Marnhull, Sturminster Newton

Approximate Area = 1383 sq ft / 128.4 sq m

Outbuilding = 54 sq ft / 5 sq m

Total = 1437 sq ft / 133.4 sq m

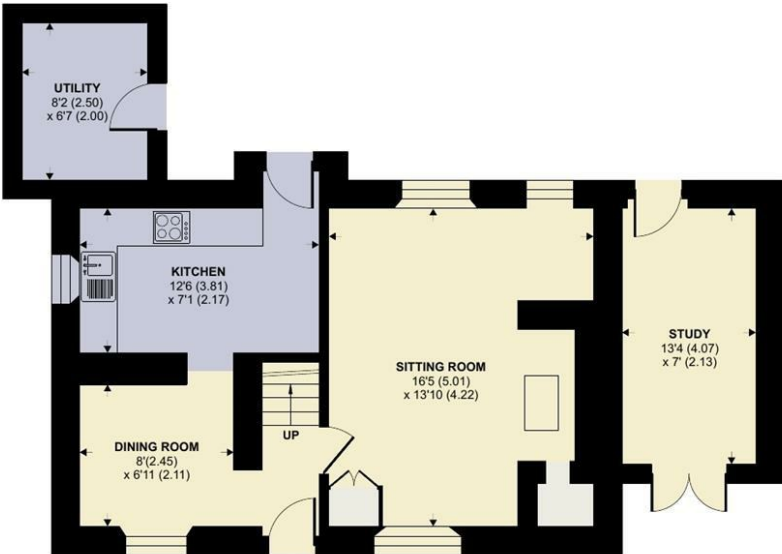
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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: 1462923



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