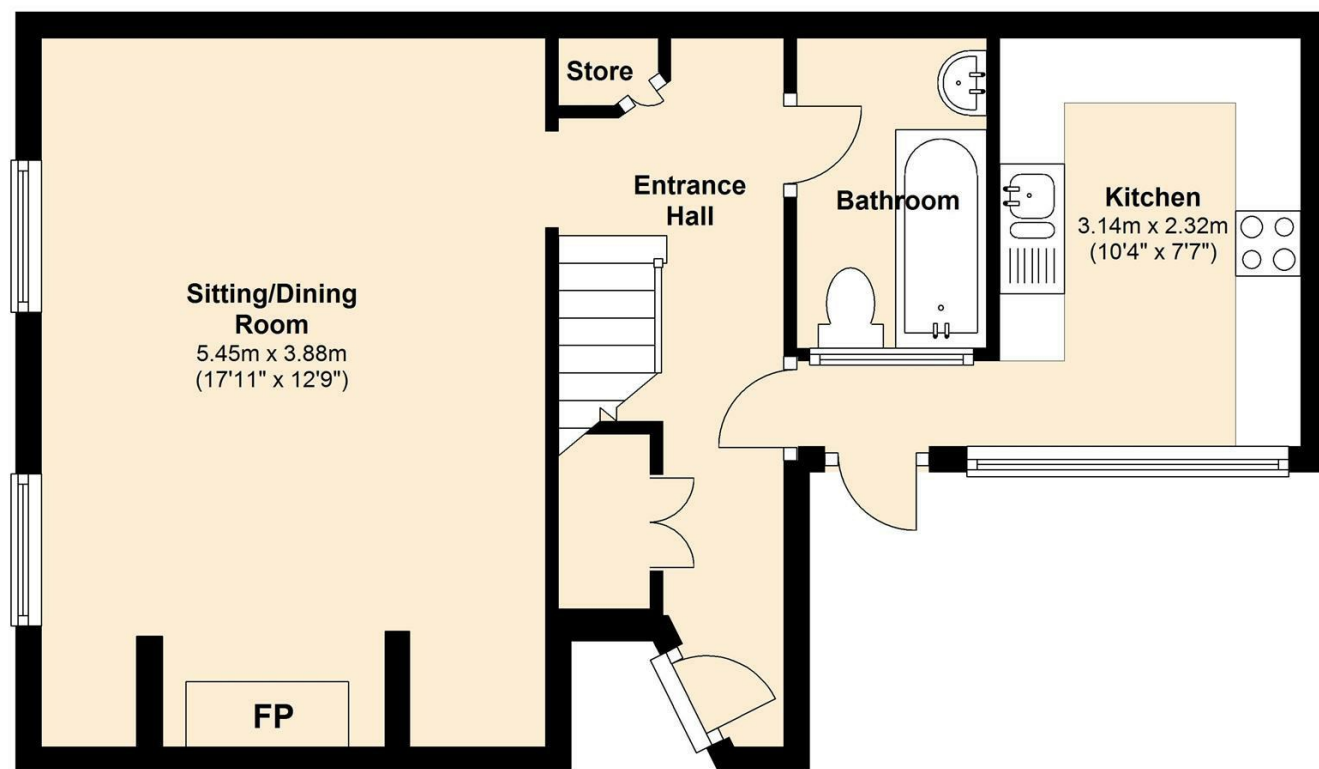
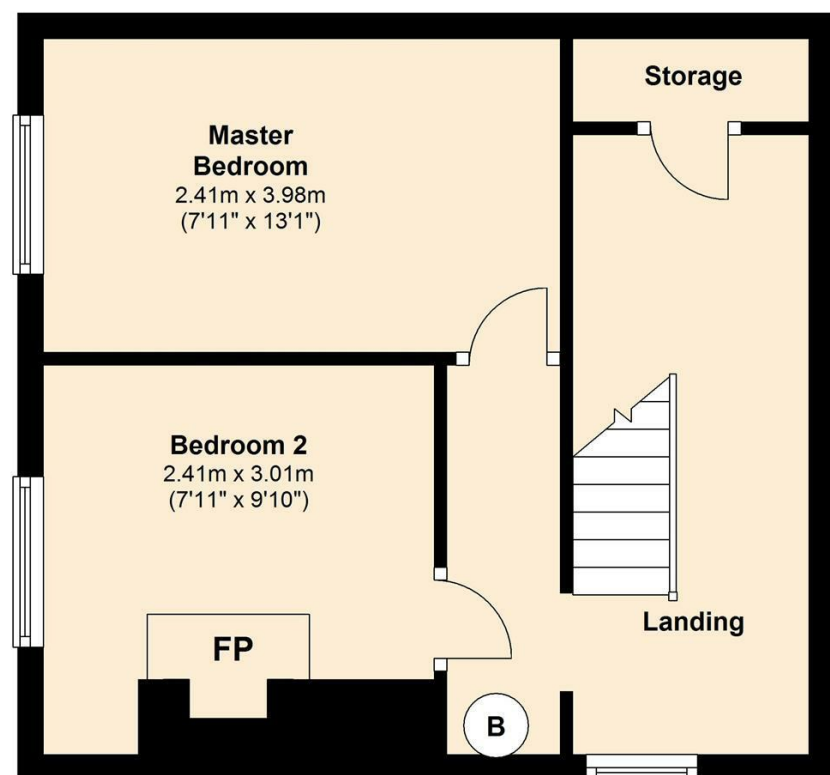


Ground Floor
Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 74.2 sq. metres (798.2 sq. feet)

First Floor
Approx. 31.0 sq. metres (333.6 sq. feet)



1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS

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sales@mortonnew.co.uk
www.mortonnew.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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selling and letting properties



Salisbury Street
Marnhull

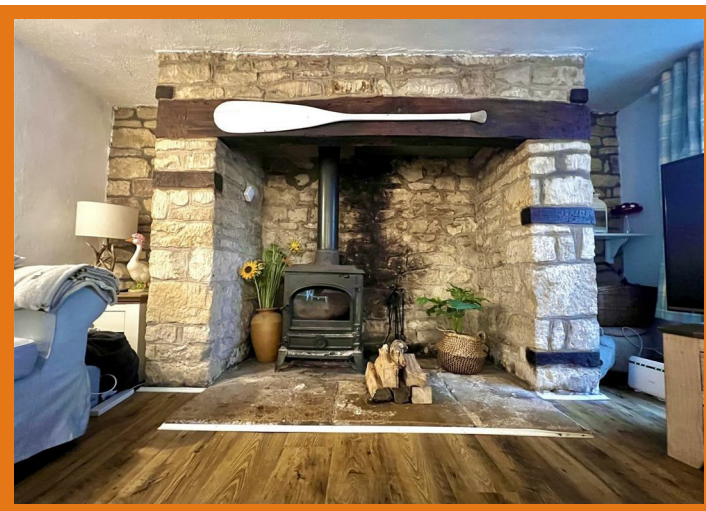
Asking Price
£195,000

A charming two bedroom semi detached stone cottage believed to date to the 1830s, set within the popular and well served village of Marnhull, Dorset's largest village nestled in the heart of the Blackmore Vale.

Full of character and period charm, the cottage has been a well loved home for the current owners over seven years and is presented in good order throughout. The accommodation comprises a welcoming entrance hall with useful storage cupboards, a generous sitting and dining room with an inglenook fireplace and multi fuel burner, a kitchen and a bathroom on the ground floor. Upstairs a landing with a study area enjoys wonderful rural views to the side, with two double bedrooms beyond, both featuring window seats and partial countryside views. One bedroom benefits from a delightful Victorian style fireplace.

Outside, an enclosed courtyard garden is laid to paving with a flower bed and offers a pleasant and private outdoor space. A parking layby is conveniently situated opposite the property. Offered for sale with no onward chain.

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The Property

Inside

Ground Floor

The front door opens into a bright and welcoming entrance hall with exposed ceiling timbers adding a wonderful touch of character. There are useful storage cupboards including a generous cupboard under the stairs and stairs rising to the first floor.

The sitting and dining room is a particularly impressive and characterful space, with two windows overlooking the road each with a deep window seat beneath, some exposed stone wall and an inglenook fireplace with Bressummer beam, flagstone hearth and multi fuel burner creating a wonderful focal point to the room.

The kitchen is fitted with a range of rustic style units with a good amount of work surface space, a built in electric oven and gas hob and a stainless steel sink. Part wood panelled walls add to the cottage character and a window overlooks the courtyard garden. A bathroom is conveniently situated off the hall, fitted with a bath with shower over,

pedestal wash hand basin and WC.

First Floor

Stairs rise to the first floor landing where a study area with a deep sill window enjoys fabulous rural views to the side, alongside a useful storage cupboard. Both bedrooms are well proportioned doubles featuring window seats. The main bedroom enjoys partial rural views and loft access, whilst the second bedroom has a charming Victorian style fireplace with recess to one side.

Outside

Garden

An enclosed courtyard garden is approached via a picket gate from the road, laid to paving stones with a flower bed retained by logs. A pleasant and private outdoor space with room for patio furniture.

Parking

A parking layby is conveniently situated opposite the property.

Useful Information

Energy Efficiency Rating D

Council Tax Band B
Gas Fired Central Heating
Mains Drainage
Freehold
No Onward Chain

Location and Directions

Marnhull is approximately 3 miles to the north of the market town of Sturminster Newton and lies in the Blackmore Vale in an Area of Outstanding Natural Beauty. The village is one of the largest in Dorset with a population of about 2000. It has an active community with a variety of friendly and thriving clubs and societies. There is a post office, two general stores, hairdressers, chemist and doctors surgery. There are three churches, two public houses and a number of Bed & Breakfast places, as well as two primary schools. Further facilities can be found at Shaftesbury and Gillingham which are approximately 6 miles away, with the latter benefiting from a mainline train station, serving London Waterloo and Exeter St David's.

Postcode DT10 1HP

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