



**THE OLD SMITHY MANSTON,
STURMINSTER NEWTON, DT10 1EZ**

**£550,000
FREEHOLD**

A charming Victorian stone cottage dating back to 1855, beautifully positioned in the sought-after village of Manston with countryside views and gardens backing onto open farmland. This characterful two-bedroom home seamlessly blends period features with modern comforts, including a stylish updated bathroom, conservatory overlooking the gardens, wood-burning stove and country-style kitchen with granite worktops. Set within beautifully landscaped grounds with orchard, workshop and ample parking, this delightful cottage offers an idyllic rural lifestyle within easy reach of Sturminster Newton and local village amenities.



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THE OLD SMITHY MANSTON

Description:

Nestled in the picturesque village of Manston and enjoying a slightly elevated position backing directly onto open farmland, this enchanting Victorian stone cottage offers a rare opportunity to acquire a characterful country home in a truly idyllic setting.

Dating back to 1855, the property has been lovingly cared for and sympathetically enhanced by the current owner over the past twelve years, successfully blending period charm with modern comfort. Original features remain a key part of the home's appeal, including leaded windows with secondary glazing, traditional fireplaces and the original tiled floor in the kitchen, all contributing to its warm and welcoming atmosphere.

The accommodation is both practical and inviting. The cosy sitting room centres around a wood-burning stove, while the separate dining room provides an excellent space for entertaining and family gatherings. The country-style kitchen features granite worktops, integrated appliances and a walk-in pantry, complemented by a useful utility room and ground floor cloakroom. To the rear, a bright conservatory enjoys delightful views over the gardens and provides the perfect spot to relax throughout the seasons.

Upstairs, there are two generous double bedrooms, both enjoying attractive outlooks towards the surrounding countryside, together with a beautifully updated bathroom featuring a contemporary suite, underfloor heating, a freestanding claw-foot bath and separate walk-in shower.

Outside, the property continues to impress. A gravel driveway provides ample parking and space for a motorhome, caravan or boat, with further potential for a garage, subject to the necessary consents. The gardens are a particular highlight, having been thoughtfully landscaped to create a series of attractive spaces filled with colour, interest and seasonal appeal. An orchard with a variety of fruit trees, vegetable beds, greenhouse, workshop and extensive lawns all combine to create a wonderful outdoor environment. Backing directly onto farmland, the grounds offer a peaceful and private setting with far-reaching rural views.



Within the garden is a studio/workshop which offers an extremely versatile space. Other than its current use as garden storage with some workshop space, we feel that it could be utilized as a great working space for crafting. With the right planning permissions and modification it would convert well into a super home office or if connected to the main dwelling, it could provide a further room with ensuite.

Situated just a short distance from the thriving market town of Sturminster Newton and within easy reach of the excellent amenities in nearby Child Okeford, this delightful cottage offers the perfect balance of village life, countryside surroundings and everyday convenience.

A truly special home that must be viewed to be fully appreciated.



THE OLD SMITHY MANSTON



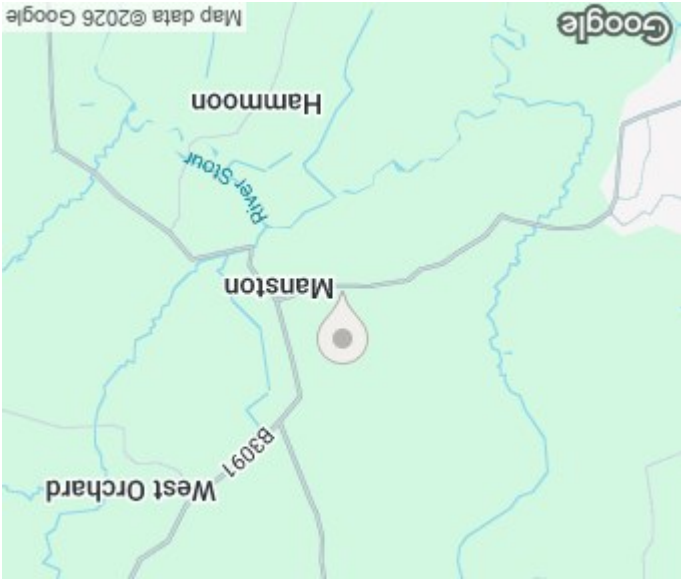


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

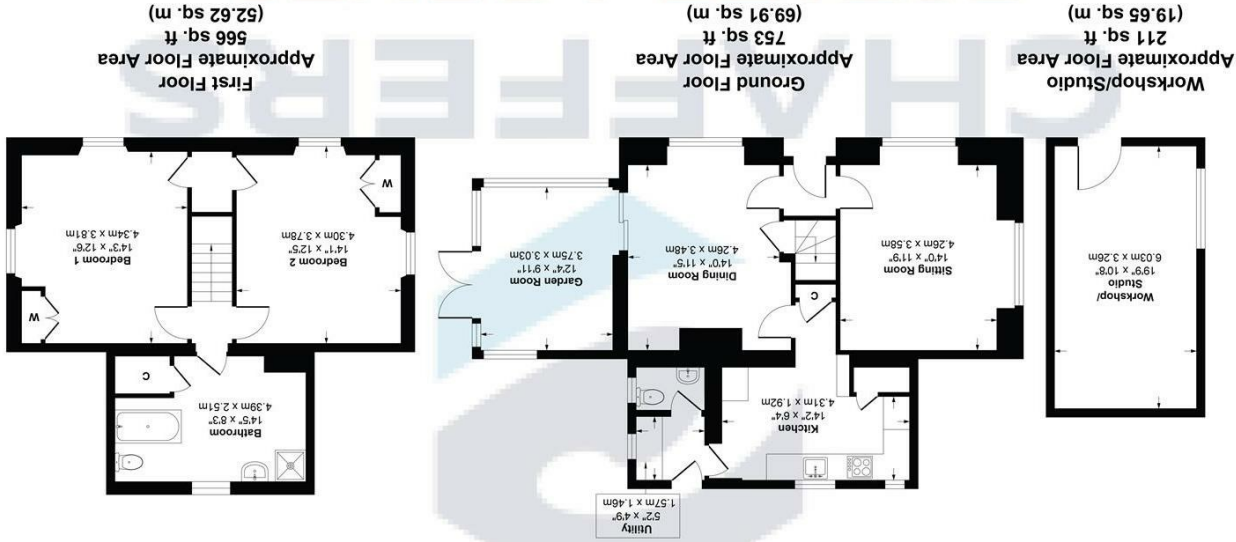
Energy Efficiency Rating	
Current	Potential
39	79

England & Wales	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
(92 plus) A	(1-20) G
(81-91) B	(21-30) F
(69-80) C	(31-54) E
(55-68) D	

EU Directive 2002/91/EC



Manston, Sturnminster Newton, Dorset, DT10



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