

Symonds
& Sampson



The Toll House

Manston, Sturminster Newton, Dorset

The Toll House

Manston
Sturminster Newton
Dorset DT10 1EX

A delightful single storey Grade II Listed former Toll House with a great deal of charm, large enclosed rear garden and parking.



- Detached single storey Grade II listed dwelling
- Former Toll House with character features
 - Good ceiling heights
 - 20' sitting room
 - Private rear garden
- Off-road parking for two cars
 - No onward chain

Guide Price **£280,000**

Freehold

Sturminster Sales
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THE PROPERTY

The Toll House is a detached Grade II listed building believed to have been built in the mid-1800s of colour washed brick elevations under a pyramidal slate roof with octagonal chimney stacks in the centre. There are some further lovely character features such as arched pane windows with stone mullions, good ceiling heights, ornate ceiling roses and decorative coving. There is tremendous scope for an incoming purchaser to update and put their own stamp on it.

From the outside a door opens into a more modern twentieth century yet characterful porch with internal solid arched oak door to the sitting room. This is a lovely light and bright dual aspect room with oak floors under the carpet, attractive timber window frames, fireplace with tiled hearth, wood burner and fitted shelves. Bedroom one is a double with wooden window surrounds and bedroom two is a single with a range of full height wardrobes with sliding fronts.

From the sitting room further double doors and two steps lead down to the kitchen/dining room with tiled floor, a range of wall mounted and floor standing units, solid wooden work surfaces, twin enamel sink and drainer, space and plumbing for a washing machine and space for a Range. There is a back door to outside and double wooden doors to the shower room.

OUTSIDE

The property is approached from the road on to an area of hardstanding with parking for two cars. There is a wrought iron fence with gate which opens into an enclosed front yard. The main garden is to the rear of the house and is laid to lawn with some flower and shrub borders, wood panel fencing and substantial wooden shed/workshop measuring 14' x 7' with power and light and space for tumble dryer and additional fridge/freezer.

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///costly.outlined.amicably

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

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

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: C

EPC: Exempt

Agents Note: The property is being sold unfurnished, with the existing white goods left in situ.



Manston, Sturminster Newton

Approximate Area = 664 sq ft / 61.6 sq m

For identification only - Not to scale



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: 1400249



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