

OLD MILL LANE FARMHOUSE

MARNHULL • DORSET



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CHARMING COUNTRY HOUSE IN A PEACEFUL SITUATION AT THE END OF
A NO-THROUGH LANE IN THE SOUGHT AFTER VILLAGE OF MARNHULL

ACCOMMODATION

Reception hall/Dining room • Music room • Two Sitting rooms • Kitchen/breakfast room • Cloakroom • Wet room • Utility room

Main bedroom with en suite bathroom • Mezzanine Landing • Four further bedrooms • Family bathroom

Delightful gardens – Approaching half an acre



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SITUATION

Marnhull is a highly sought after, unusually flourishing village in the heart of the Blackmore Vale. As well as many good walks there are two primary schools, two well thought of pubs, three churches, two local stores with newsagent and Post Office and a hair dresser. It also has an excellent garage, doctor's surgery and pharmacy. The village hall and extensive recreation ground provide a hub for numerous varied community activities, clubs and sports.

Travel links are excellent. Sturminster Newton is just 4.3 miles away with its mix of useful, pleasant shops and Gillingham is 5.6 miles offering Waitrose and other supermarkets and a mainline railway service Exeter to London which takes two hours. Shaftesbury is 5.7 miles, Blandford Forum 15.2 miles, Salisbury 28 miles and Sherborne 11.3 miles.

The area is served by excellent schools both in the state and private sectors. These include Hanford, the Sherborne Schools, Leweston, Bryanston, Port Regis, Hazlegrove, Sandroyd and Canford. Bournemouth, Southampton and Bristol Airports are all easily accessible, offering connections around the UK, Europe and to other destinations.

DESCRIPTION

With origins believed to date back to medieval times, Old Mill Lane Farmhouse is at the end of a no through lane on the edge of the sought after village of Marnhull – no passing traffic and a very rare peaceful situation.

Constructed of attractive local stone under a clay tiled roof, the house has an abundance of character and period features that include sash windows, original beams and a handsome inglenook fireplace with bread oven. The principal

rooms face South with good natural light and offer pleasing views from every window – this house is truly special.

The forty foot Long Room leads to the exceptionally spacious downstairs accommodation, a double height inner hall and a staircase rising to a galleried landing. The well fitted Burbidge kitchen has an oil fired Aga and two glass walls facing South East, South and South West looking out on the garden and surrounding countryside.

This superb family house offers extremely spacious, flexible family accommodation totalling almost 2700 sq ft which could easily be adapted for dependent relatives or a separate annexe to generate income if desired subject to the necessary planning permission. The house is not listed and there is lapsed planning approval for additional bedrooms.





OUTSIDE

A five bar wooden gate at the end of Old Mill Lane opens onto a gravel driveway leading to ample parking space and the main entrance. The sunny gardens, in which wildlife abounds, are delightful, colourful, well planted and offer ideal space for alfresco dining and entertaining. They face South and South West with established lawns and beds, a pergola outside the kitchen, terraced areas, productive vegetable beds and surrounding rural views. There are numerous ornamental trees, fruit trees and fruit bushes, a range of compost bins and storage sheds.

DIRECTIONS (DT10 1JX)

From Shaftesbury continue on the A30 towards Sherborne. In East Stour turn left at the cross roads onto the B3092, signed Todber, Marnhull, Sturminster Newton. After 1.7 miles turn right, just after the Todber village sign, into Great Down Lane. Continue for three quarters of a mile and turn right into Old Mill Lane. Old Mill Lane Farmhouse is found at the far end of the lane on the left.

SERVICES

Underfloor heating downstairs. Oil fired central heating. Mains electricity and water. Private drainage.

LOCAL AUTHORITY

Dorset Council
Tel 01258 454111

VIEWING

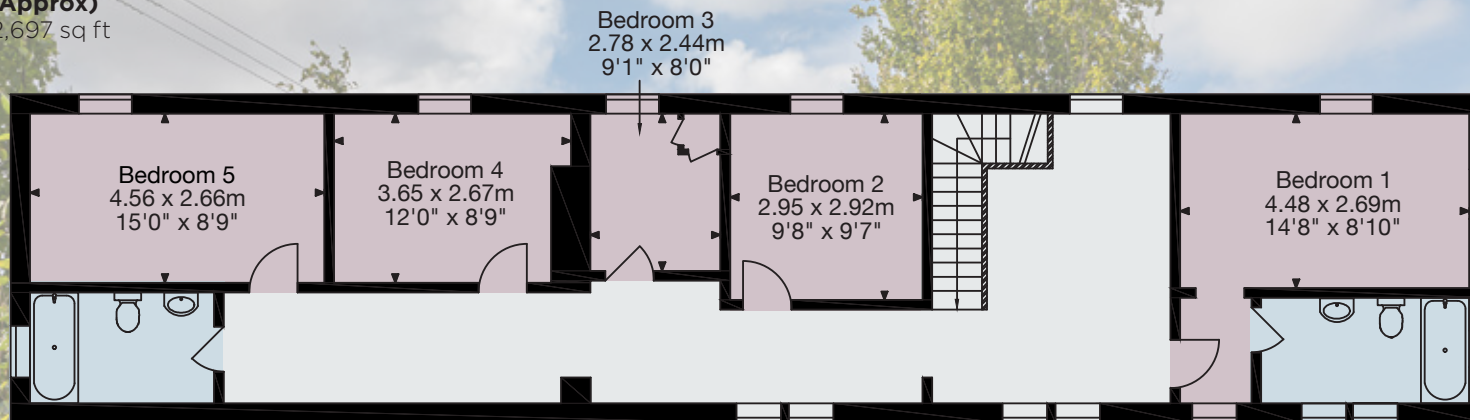
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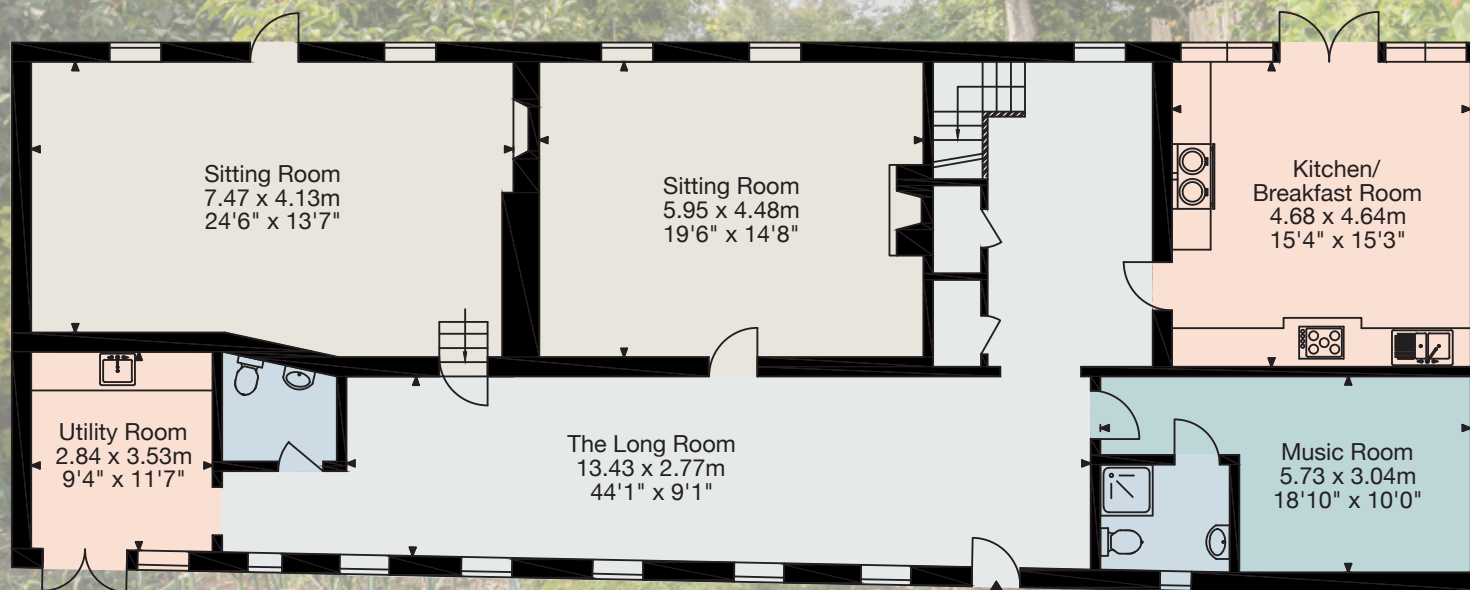
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



**Old Mill Lane Farmhouse, Old Mill Lane,
Marnhull, Sturminster Newton, Dorset DT10 1JX**
Gross Internal Area (Approx)
Total Area 251 sq m/2,697 sq ft



First Floor



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