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ESTATE AGENTS









33 Marnhull Road,

Sturminster Newton, DT10 1NG

Nestled in the sought-after village of Hinton St Mary, this characterful three-bedroom end-terrace cottage offers a wonderful opportunity for buyers looking to create a beautiful countryside home. The property is full of charm and potential, with many original features ready to be enjoyed.

Price Guide £250,000 Freehold

Council Tax Band: C

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- Great Views
- Many Country & Riverside Walks on Your Doorstep
- No Forward Chain
- Three Bedrooms
- Excellent Village Location
- Inglenook Fireplace

Description:

If you like your morning coffee with a dash of countryside scenery, views over the Blackmore Vale, all enjoyed from your own decked seating area, at the end of a private and generous garden, then you would love to wake up in this charming home!

If cozying up on the sofa with the fire going, in the middle of a rainy Saturday, with the third Harry Potter film playing in the background is more your speed, again, you're probably going to love this house!

In summary, this super versatile home is offered to the market with no forward chain and a full suite of certifications (thanks to its former time as a rental). This cottage is in the much-loved village of Hinton St. Mary, with nearby countryside or streamside walks.

Upon entry, you'll be greeted by an entry hall with cupboards to hang your coat up after walking back from the White Horse Pub (one of our local favourites), from there you'll step into the sitting room which features an impressive red-brick inglenook fireplace with multi-fuel stove as its focal.

The sitting room adjoins the dining by open entryway. A superb space for more formal dining. And open again onto the kitchen; a side extension to the original building with a vaulted ceiling. Sky-light, side and rear windows which bathe the kitchen in natural light. The kitchen offers wall and base units with an electric cooker point.

Further into the ground floor of this Tardis-like home is the rear entrance hall, family bathroom and third bedroom with French doors opening onto a pleasant patio for Alfresco dining.

Upstairs are a further two spacious bedrooms, the larger of which offers built in wardrobes and an airing cupboard.

This delightful cottage combines period character, generous outdoor space, and exceptional views, making it an exciting opportunity to create a truly special home in the heart of the Dorset countryside. Call us today to come and see it!

Area

Hinton St Mary is situated in the Blackmore Vale, 1 mile from Sturminster Newton and approximately 10 miles from Shaftesbury, Blandford, Sherborne and Gillingham which has train links to London Waterloo. There are many fine walks along the network of footpaths with good access to the River Stour where there is good coarse fishing, (day tickets available).
The village's major claim to fame is the discovery in 1963 of the Roman Mosaic pavement with the first known depiction of the head of Christ. The mosaic is now in the British Museum, but there is a display board in the village garden.

Hinton is a lovely village with a thriving community. There is a monthly newsletter, The Mosaic, circulated to all residents, a monthly coffee morning in the Village Hall, that has combined premises with the Cricket Club. There is a biennial village Open Gardens as well as a Village show on alternate years, with cups and prizes for the winners. Harvest Festival and a Christmas party are in the beautiful Tithe Barn. There is also the Hinton Workspace, where people can go to work, hire meeting rooms, and it also hosts events. The White Horse is a superb pub and there is also a Church in the village with regular services.









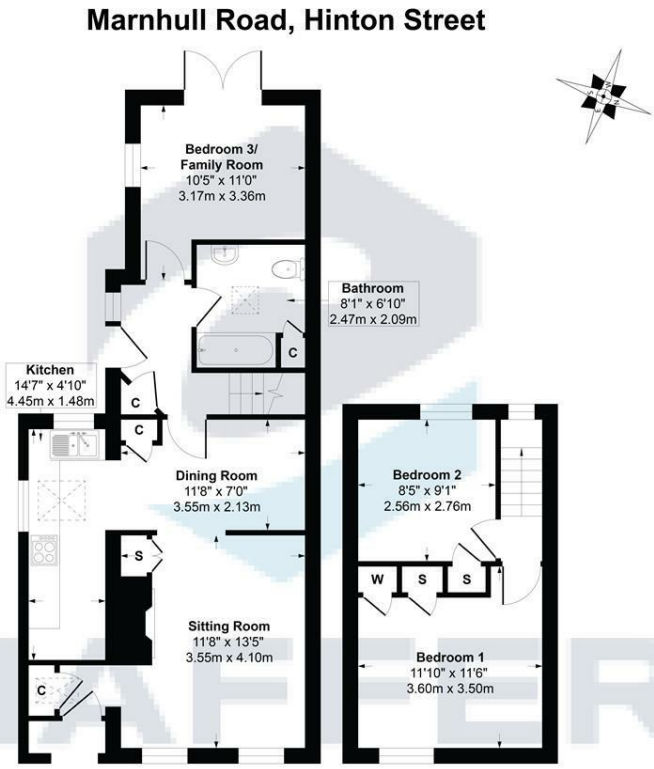








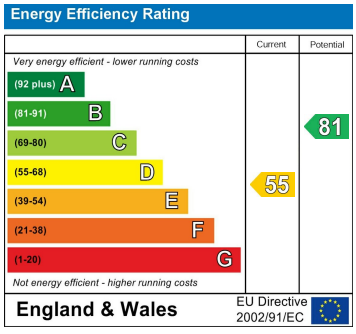
Floor Plan: Not to scale ~ For identification purposes only.



Approximate Gross Internal Floor Area 823 sq. ft / 76.60 sq. m

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