



Bay Tree Cottage

Burton Street, Marnhull, Dorset DT10 1PS

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A Grade II listed thatched cottage, set in its own private grounds, that offers spacious and flexible accommodation with character.

- Utility & Shower Room
- Farmhouse Style Kitchen
- Spacious Sitting/Dining Room
- Snug with Fireplace
- Garden Room
- Four Bedrooms
- Family Bathroom
- Double Garage & Home Office
- Wrap-Around Garden
- Excellent Local Amenities & Transport Links

GUIDE PRICE £695,000

THE AGENT SAYS...

Bay Tree Cottage is a delightful, quirky chocolate box cottage nestled in smart lawned gardens. There are characterful features throughout the property which include: two AGA's, exposed timbers, wooden floors, attractive fireplaces, panelling, and built-in cupboards. The property has been extended over the years to create a spacious farmhouse kitchen which has allowed for two separate reception rooms. A further modern addition to the property is the double garage and adjoining home office in the garden - a great space for work or play. This super property has great flexibility with the option for the new owners to use the snug, loft room and home office for different purposes if desired e.g. the snug is well located as a potential playroom.



THE PROPERTY

Ground Floor

A pedestrian gate from the street leads to the front door (protected by an open porch) which opens to the snug - perfect to receive guests. The main entrance, for everyday use, is at the rear of the property and opens to the utility room, which has an adjoining shower room and WC.

The utility leads into the large kitchen, which is decorated in classic country style with a range of in-frame shaker style units, granite worktops and upstands, tiled walls and floor, a two oven classic AGA, and a separate two oven AGA with four hob module. The room comfortably accommodates a dining table for four people - great for everyday meals. At the rear of the kitchen a door leads through to the snug which is a lovely sunny room at the front of the house, with a wood burning stove for chilly days.

At the other end of the kitchen is the entrance to the spacious sitting/dining room. This lovely room has been beautifully zoned to create a formal dining area at one end and a cosy sitting area at the other. At the sitting end there is a handsome inglenook fireplace, with a stove set into the brick chimney, and a dark oak mantel beam above. There is also an attractive fireplace at the dining end, flanked by elegant built-in cupboards with arched tops. Both windows in the room have seats with radiators beneath. Off the dining area is the lovely, light-filled garden room which has a tiled floor, roof blinds, opening windows, and French doors that lead out to the front of the property.

An enclosed staircase rises from the sitting/dining room to the first floor.



First & Second Floors

On the first floor there are three double bedrooms with built-in storage. The family bathroom is a good size and accommodates a bath and separate shower. On the second floor is the large loft bedroom with its beautiful exposed timbers and attractive fireplace.

OUTSIDE

The property is surrounded by lawned gardens, dotted with mature trees and shrubs, and enclosed by clipped evergreen hedges. A pedestrian gate from the street leads to the front door. Alongside the property is a tarmac drive which leads to the double garage with attached home office. Filled with light, overlooking the garden, and with electric heating, the office is a lovely place to work from home or enjoy hobbies, whatever the season. A path leads from the drive to the garden room and around the front of the house. There is a patio area at the rear of the house and a further paved seating area at the end of the lawn.

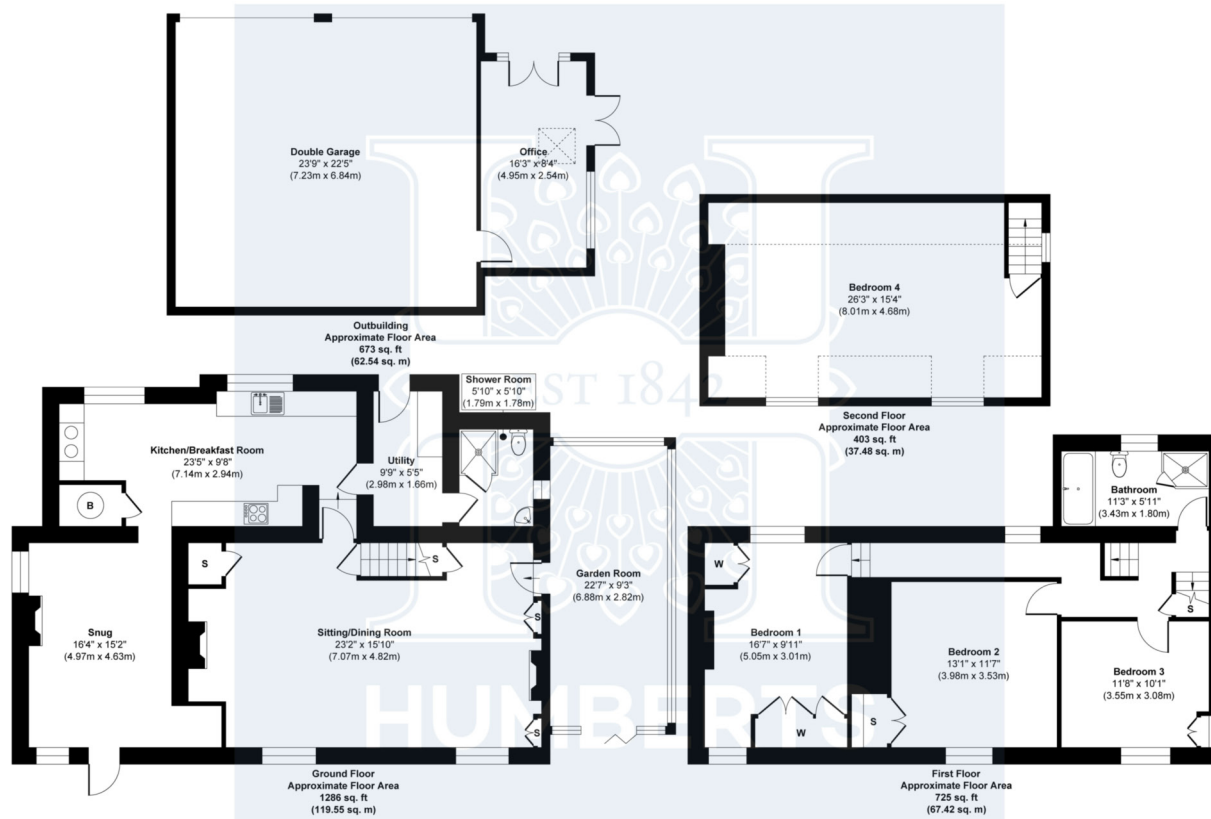
SURROUNDING AREA

Marnhull is one of the largest villages in England, surrounded by beautiful countryside, and celebrated in Thomas Hardy's *Tess of the D'Urbervilles*. It boasts a thriving community with many clubs and societies. The village has two public houses, two primary schools, three churches, a doctors' surgery, pharmacy, two grocery shops (one with a post office), hairdresser and beauty salon. More extensive shopping, business and recreational facilities are available in Sturminster Newton (3½ miles) and Shaftesbury (6 miles). Gillingham (4 miles) and Sherborne (11 miles) have mainline railway stations with a regular service to London Waterloo (2 hours). The A303 to the north of Gillingham links to London via the M3.





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Approx. Gross Internal Floor Area 3087 sq. ft / 286.99 sq. m (Including Outbuilding)

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Produced by Elements Property

DIRECTIONS

From Sturminster Newton drive to Marnhull on the B3092 passing through Hinton St. Mary. Continue to Marnhull, pass the church and turn immediately left down Church Hill. Follow the road into Burton Street and the property will be found on the right-hand side.

SERVICES

Mains water, drainage and electricity. Oil-fired central heating with radiators.

LOCAL AUTHORITY

Dorset Council - Tax Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating - Exempt (Listed Property)

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