



CARRAWAY COTTAGE

CARRAWAY LANE, MARNHULL

RV
RURAL VIEW

CARRAWAY COTTAGE

Carraway Lane, Marnhull, DT10 1NJ

A CHARMING PERIOD COTTAGE SITUATED ON A QUIET NO THROUGH LANE ON THE
EDGE OF THIS SOUGHT AFTER VILLAGE.

Sitting room | Kitchen | Main bedroom | Bedroom/study | Downstairs shower room | Garden | Parking



RV RURAL VIEW

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SITUATION

Carraway Cottage is situated on the edge of Marnhull, a large North Dorset village with a thriving community with links to Thomas Hardy and the cottage itself is on the Hardy Way. Marnhull is well served with two public houses, two primary schools, three churches, a doctors' surgery, pharmacy, carpet and soft furnishing shop, two grocery shops (one with a post office), hairdresser and beauty salon. There are many clubs and societies and the village is surrounded by beautiful countryside.

More extensive shopping, business and recreational facilities are available in Sturminster Newton, whilst the larger towns of Shaftesbury, Gillingham and Sherborne are all easily accessible.

The A303 to the north of Gillingham links with the M3 to London. Mainline railway stations are at Gillingham and Sherborne with direct service to London Waterloo, taking approximately 2 hours.

PROPERTY

Carraway Cottage is a two-bedroom period terraced property believed to have been built in the 1850s and extended in the 1970s. The current owner has extensively modernised the cottage throughout, and it offers light and well-presented accommodation.

The front door opens into the sitting room, a room full of character and charm, with an exposed stone wall, a large stone fireplace with a multi-fuel stove. The kitchen has a range of both wall and base units with work tops. There is space for a washing machine, a fridge and an integrated double oven and an induction hob, the back door leads from the kitchen to the garden. Bedroom 2 is currently being used as a study with views over the garden, there is also a shower room on the ground floor. Upstairs is a good size double bedroom with built in airing cupboard and access to the loft.

OUTSIDE

The cottage is approached from the lane onto a gravel drive where there is parking for one vehicle. The attractive rear garden is fully enclosed and mainly laid to lawn bordered by well-stocked herbaceous borders and ornamental trees. There is a shed with a waterproof lean-to and a summer house which is insulated, there is also a patio and three rainwater butts.

DIRECTIONS (DT10 1NJ)

Travel on the B3092 towards Sturminster Newton, having passed through Marnhull take a right turn on to Carraway Lane and Carraway Cottage can be found on the right-hand side.

TENURE

The tenure of the property is Freehold.

SERVICES

Mains water and electricity. Shared private drainage. Electric heating, back boiler for heating water and serves three radiators.

LOCAL AUTHORITY

Dorset County Council.

OUTGOINGS

Council tax band C.

EPC

Current rating D.

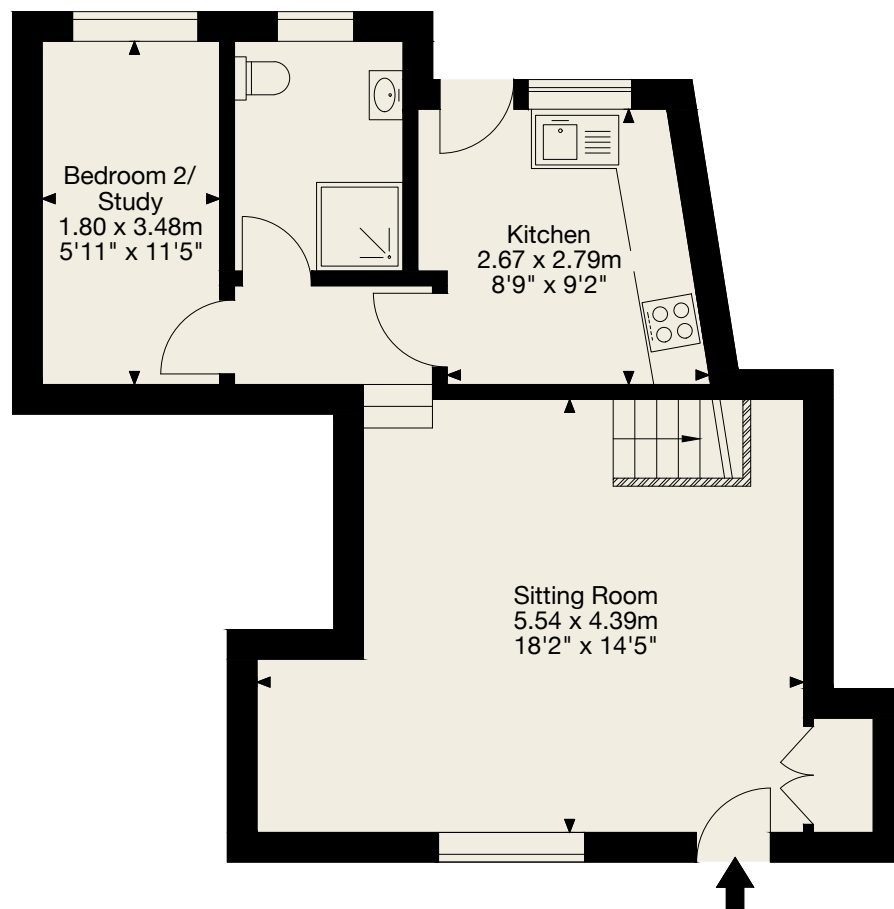
FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

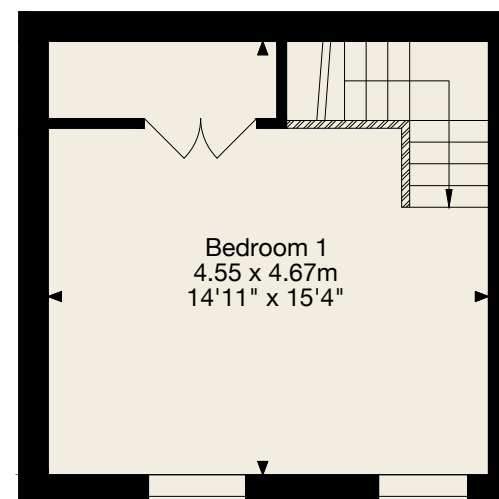
VIEWINGS

Strictly by appointment with Rural View.

Carraway Cottage, Carraway Lane, Marnhull DT10 1NJ
Gross Internal Area (Approx.)
Total Area = 65 sq m / 707 sq ft



Ground Floor



First Floor

NOTICE: Rural View (Salisbury) Ltd, their sub agents and their clients give notice that they have no authority to make or give any representations or warrants in relation to the property. These particulars have been prepared in good faith. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Rural View has not tested any services, equipment or facilities.

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