



Jack's Cottage  
Tarrant Monkton  
Blandford Forum  
Dorset, DT11 8RU

A stunning early 18th century Grade II Listed detached thatched cottage in the heart of the conservation village of Tarrant Monkton, about 6 miles north west of Wimborne.

PRICE GUIDE:  
£725,000 Freehold

Christopher  
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in association with

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Originally a pair of farmworkers' cottages, the building was converted in more recent times into a 3 bedroom detached home extending to over 1600ft<sup>2</sup> of living space.

The current owners have paid great attention to detail and spared no expense in creating an outstanding character home.

The original part of the building is of lime rendered cob and brick, with more modern cement rendered cavity wall extensions. There is a wheat reed thatched roof with a tall brick chimney.

Connected to mains electricity and water, Jack's Cottage has private biodisc filtration drainage, oil fired heating, and lockable timber double glazed windows.

Tarrant Monkton is a sought after village, famous for its ford across the River Tarrant, and the renowned Langton Arms pub/restaurant.







There is also a parish church and a village hall. Farm shops are available in Tarrant Gunville and Rawston, and there is a village shop in nearby Chettle. There are state Primary Schools in Sixpenny Handley, Pamphill, and Pimperne, and the wider area is well served by independent schools including Dumpton, Bryanston and Clayesmore. The market towns of Blandford Forum and Wimborne Minster are easily accessible by car, as are the coastal town of Poole and the historic city of Salisbury, both of which have mainline railway stations.

Character features include 2 open fireplaces (one of which is currently sealed), Travertine and York stone flooring throughout the principal ground floor rooms, a wealth of exposed beams and timbers, latched oak internal doors, and an impressive bathroom with a copper rolltop bath.

The ground floor accommodation includes an open-fronted, thatched entrance porch, an entrance hall/study area, a cloakroom, a charming, beamed sitting room (with feature fireplace and wood burner, and doors to outside) and an impressive beamed dining hall with a large (sealed) fireplace, a window seat and a door to a front porch.



The superb kitchen/breakfast room features a York stone floor, hand-built bespoke units, a breakfast bar, an excellent range of polished granite surfaces, twin butler's sinks, an electric Aga (with 3 ovens and 2 hotplates, surrounded by a tiled backdrop, oak mantel and panelling), integrated dishwasher and water softener, and space for an American style fridge-freezer (available by separate negotiation.) Off the kitchen is a utility room with a stable door to outside.

An oak staircase leads to the first floor landing which has exposed wall timbers. There are 3 spacious bedrooms, all of which have wardrobes and lovely views over farmland. The superb principal suite comprises an attractive bedroom with a vaulted ceiling, exposed A-frame timbers, and an en suite shower room, and the impressive family bath/shower room includes a free standing copper and nickel rolltop bath.

Timber double gates on both sides of the house lead to Indian sandstone driveways providing ample parking.





Approximate Gross Internal Area > 153 sq m / 1650 sq ft



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The gardens include brick-and-flint walls, lawns, very well stocked borders, climbers, apple and holly trees, a rose and honeysuckle arbour, an entertaining terrace, tiled storage cabins, raised beds and a studio (with double doors and feature lead roof.) There is also a brick-lined well with a tiled canopy.

**DIRECTIONS:** From Wimborne, proceed towards Blandford on the B3082, passing QE School and Kingston Lacy House. Proceed through the avenue of trees beside Badbury Rings, and down the hill into Tarrant Keyneston. Turn right at the True Lover's Knot Inn and follow the road for about 2.5 miles, past Tarrant Rushton and through Tarrant Rawston, into Tarrant Monkton. If water flow allows, turn left at the white bridge and drive through the ford. Turn right immediately, and follow the lane. Continue ahead at the 'no through road' sign, and Jacks Cottage can be found on the right hand side.

**COUNCIL TAX:** Band G

**EPC:** Exempt due to Grade II Listing











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The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

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