



## Plumber Farm, Plumber, Sturminster Newton, Dorset

A traditional farmyard development of 9 bespoke 3 and 4 bedroom dwellings in a lovely rural location just over a mile from the town.

**Council Tax Band:** To be confirmed  
**EPC:** Two storey B, Single Storey C

Guide Price

**£375,000 to £550,000**

Freehold

Symonds  
& Sampson

ESTABLISHED 1858

## Plumber Farm, Plumber, Sturminster Newton, Dorset DT10 2AG

Traditional farmyard development of 9 dwellings  
Rural location in heart of The Blackmore Vale  
Sturminster Newton just 1.5 miles away  
Quality fixtures and fittings / bespoke joinery  
Bathrooms by Bathroom Elegance  
American fridge/freezers  
Underfloor heating. Air source heat pumps  
10 year warranty. No onward chain

### Accommodation

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson  
Sturminster Newton office on 01258 473766

### The Property

Plumber Farm is a development of traditional farm buildings around a landscaped courtyard and offers a mix of 3 and 4 bedroom single storey, traditional and upside-down houses with parking, gardens and some with garaging.

### Specification to include:

Engineered Oak floors  
Bespoke joinery including pivot front doors  
American fridge / freezers  
Bathrooms by Bathroom Elegance  
Farrow & Ball painted interiors  
10 year warranty  
Landscaped gardens  
Parking for 2 cars (some with garages)  
Underfloor heating  
Air source heat pumps

### Situation

Plumber is a hamlet in the renowned Blackmore Vale, in Thomas Hardy's 'Vale of the little dairies' found in a good location within easy striking distance of a number of small towns. Sturminster Newton about 1.5 miles has a range of shops and services including primary and senior schools while Stalbridge, about 4 miles, has an award winning supermarket, butcher, dentist, library and primary school. There are many well renowned private schools in the area. Plumber Manor, a fine Jacobean country house which has been in the same family ownership since it was built, is a luxury Dorset country hotel and situated just across the road.

There is a terrific network of bridleways and footpaths with excellent walking and riding a short distance from the property.

### Directions

From our office in the town head south over the bridge and turn right. After a short distance turn left up Glue Hill (brown sign towards Plumber Manor). Continue for about a mile and shortly after Plumber Manor the entrance to Plumber Farm will be found on the right.

### Outside

The development is approached from the Sturminster Newton to Hazelbury Bryan Road via a drive which leads to the courtyard. Three of the dwellings have garages with the remainder having two parking spaces.

The houses have terraces and gardens and the courtyard is beautifully landscaped with planting and lighting. A management company will be set up on sale of all dwellings.

### Services

Mains water and electricity are connected. Shared treatment plant drainage system, air source heat pumps.

### Local Authority

Dorset Council Tel: 01305 251000  
Council Tax Bands: tbc

### Tenure

Freehold

### Agent's Note

Joint Sole Agents  
Morton New - Sturminster Newton - 01258 473 030

### Plumber Farm Prices

Plot 1 - £495,000 Single Storey 3 Beds  
Plot 2 - £525,000 Single Storey 3 Beds  
Plot 3 - £475,000 Single Storey 3 Beds  
Plot 4 - £450,000 Single Storey 3 Beds  
Plot 5 - £375,000 Upside Down 3 beds  
Plot 6 - £375,000 Upside Down 3 beds  
Plot 7 - £550,000 4 Beds + Garage Two Storey  
Plot 8 - £495,000 4 Beds + Garage Two Storey  
Plot 9 - £525,000 4 Beds + Garage Two Storey

### GWB April 2023 revised September 2023



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