



Plot 1, Plumber Farm, Plumber, Sturminster Newton, Dorset

A superb single storey 3 bedroom barn conversion with stunning contemporary open plan living accommodation on this exclusive courtyard development of just 9 dwellings.

Guide Price **£495,000**

Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Plot 1

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

Beautiful development of traditional farm buildings
Excellent specification and quality finish
Stunning living / sitting room with bi-fold doors to garden
Underfloor heating throughout
Engineered oak floors / fitted appliances
Master bedroom with ensuite shower room
Overlooking fields to the rear
Lovely countryside yet close to Sturminster
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 beautiful development of 9 individual barns all converted to an exceptionally high standard around a traditional courtyard.

Number 1 is built of brick under a slate roof and combines traditional character with contemporary open plan living. The accommodation is accessed via a bespoke timber pivot door into a superb bespoke kitchen by New Image of Weymouth with engineered oak floor throughout. There is an excellent range of wall mounted and floor-standing units with granite worksurfaces and two larder cupboards. Fitted Bosch & Neff appliances including dishwasher, induction hob, oven/microwave and washing machine, Montpelier American fridge/freezer, and there is 1.5 bowl sink with swan neck. The kitchen opens into a superb family sitting / living room with a triple aspect, traditional wooden beams, bi-fold doors and a further set of French doors opening out to the terrace and garden.

There is an inner hall with an airing cupboard. The master bedroom is a lovely room with vaulted ceiling, a door to the garden and a beautifully fitted ensuite shower room. There are two further bedrooms and a family bathroom.

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.

The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).

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 property is approached from the road via a drive with Plumber Farm having a vehicular right of way. The communal courtyard is beautifully landscaped with stone, individual lawned areas and neat planting. There are two parking spaces to the front. The rear garden is enclosed, laid to lawn with a planted border, terrace and views over the adjoining fields.

Services

Mains water and electricity are connected to the property.
 Shared treatment plant drainage system. Air source heat pump and underfloor heating throughout.

Local Authority

Dorset Council – Tel: 01305 251000
 Council Tax Band: tbc

Tenure

Freehold

EPC: tbc

Agent’s Note

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

GWB April 2023 revised July 2023 & September 2023

Plumber, Sturminster Newton

Approximate Area = 1105 sq ft / 102.6 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Symonds & Sampson. REF: 942012



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