



Plot 3, Plumber Farm, Plumber, Sturminster Newton, Dorset

A beautifully converted single storey 3 bedroom barn with a south-west facing garden in a good sized corner plot over looking fields to the rear.

Guide Price
£475,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Plot 3, Plumber Farm, Plumber, Sturminster Newton, Dorset, DT10 2AG

- Excellent specification and quality finish
- Stunning 30' kitchen / living room with doors to garden
 - Underfloor heating via Air Source Heat Pump
- Engineered oak floors, Bosch & Neff fitted appliances
 - Master bedroom with ensuite shower room
- Southwest facing garden overlooking fields to the rear
 - Lovely countryside yet close to Sturminster
 - 10 year warranty
 - No onward chain

Viewing strictly by appointment through
Symonds & Sampson Sturminster Sales Office
on 01258 473766





Plumber Farm is a beautiful development of 9 individual barns all converted to an exceptionally high standard around a traditional courtyard.

Number 3 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. There is an excellent range of wall mounted and floor-standing units, larder cupboards and fitted Bosch and Neff appliances including dishwasher, induction hob, oven/microwave, Montpelier American fridge/freezer, granite worksurfaces, 1.5 bowl sink with swan neck tap and engineered oak floor. The kitchen opens into a superb family sitting / living room giving wonderful open, 30' contemporary space with two sets of French windows opening out to the garden. Number 3 occupies the largest plot with the biggest garden which faces southwest and overlooks fields.

The master bedroom is a lovely room with vaulted ceiling and exposed beams, French doors 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 and there are two parking spaces to the front. The rear garden is enclosed, laid to lawn with a large terrace and views.

Services

Mains water and electricity are connected to the property. Shared treatment plant drainage system, air source heat pump.

Local Authority

Dorset Council Tel: 01305 221000

Council Tax Band: tbc

Agent's Note

Joint Sole Agents

Morton New

Sturminster Newton

Tel: 01258 473 030

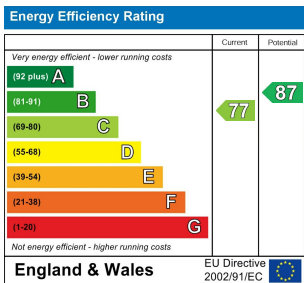
Plumber Farm, Plumber, Sturminster Newton

Approximate Area = 1094 sq ft / 101.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Symonds & Sampson. REF: 942015



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