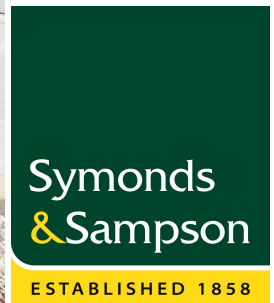




Plot 5, Plumber Farm, Plumber, Sturminster Newton, Dorset

A beautifully converted 3 bedroom upside down house with stunning first floor kitchen / living room making the most of the wonderful views.

Guide Price
£375,000
Freehold



Plot 5, Plumber Farm, Plumber, Sturminster Newton, Dorset, DT10 2AG

- Stunning living / sitting room with Juliet balcony
 - Underfloor heating via Air Source Heat Pump
- Engineered oak floors, Bosch & Neff fitted appliances
 - Master bedroom with ensuite shower room
 - Fine far-reaching views
 - 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 5 is an upside-down house 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 an entrance hall with engineered oak floor and access to three double bedrooms and a family bathroom. Bedroom one has an ensuite shower room and fitted wardrobes and French doors lead to the rear garden. Bedroom two has French doors leading out to the garden. Bathrooms are by Bathroom Elegance.

Stairs rise to the superb open plan kitchen / dining / living room with engineered oak floor. This stunning bespoke kitchen by New Image of Weymouth has an excellent range of wall mounted and floor-standing units with granite worksurfaces.

Fitted Bosch and Neff appliances include dishwasher,

induction hob, oven/microwave and washing machine, integrated fridge/freezer, and there is 1.5 bowl sink with swan neck tap.

The kitchen opens into a family sitting / living room with traditional joinery and beams, French doors opening to a Juliet balcony and there are beautiful far-reaching views over the surrounding countryside.

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.

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).

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 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 planting.

There are two parking spaces to the front. A pedestrian gate leads to the enclosed rear garden which is laid to lawn with a terrace.

Services

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

Local Authority

Dorset Council
Council Tax Band: to be confirmed

Agent's Note

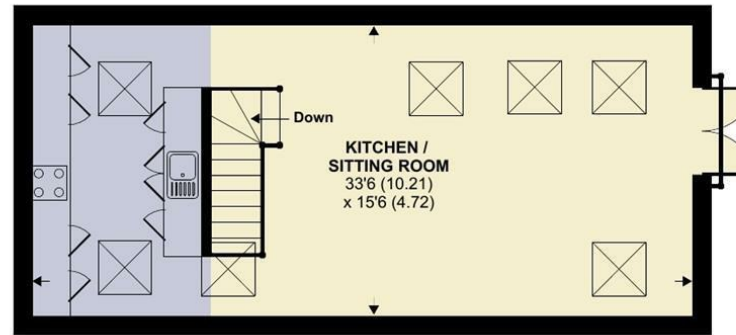
Joint Sole Agents
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Tel: 01258 473 030



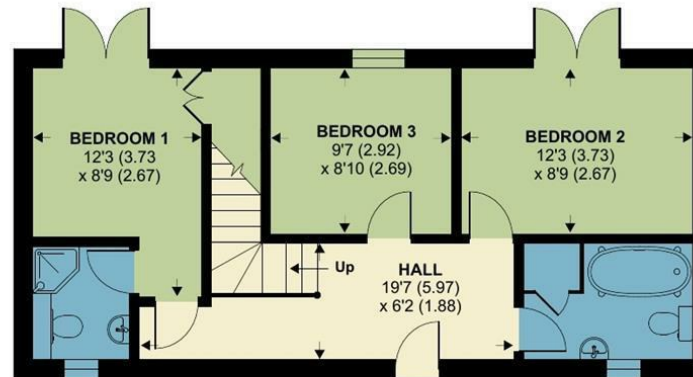
Plumber Farm, Plumber, Sturminster Newton,

Approximate Area = 1090 sq ft / 101.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 942021



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