



## Plot 7, Plumber Farm, Plumber, Sturminster Newton, Dorset

A beautifully converted 4 bedroom upside down house with stunning first floor kitchen / living room making the most of the wonderful views.

Guide Price **£550,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Plot 7

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

Beautiful development of traditional farm buildings  
Excellent specification and quality finish  
Stunning living / sitting room with Juliet balconies  
Underfloor heating throughout  
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

### **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 7 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 four double bedrooms and a family bathroom. Bedroom one has an ensuite shower room and French doors lead to the rear 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, Montpellier American fridge/freezer, and there is 1.5 bowl sink with swan neck tap.

The kitchen opens into a superb family sitting / living room with a triple aspect, traditional joinery and beams, French doors and bi-fold 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 is a garage and two parking spaces to the rear. 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 – Tel: 01305 251000  
Council Tax Band: tbc

## Agent's Note

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

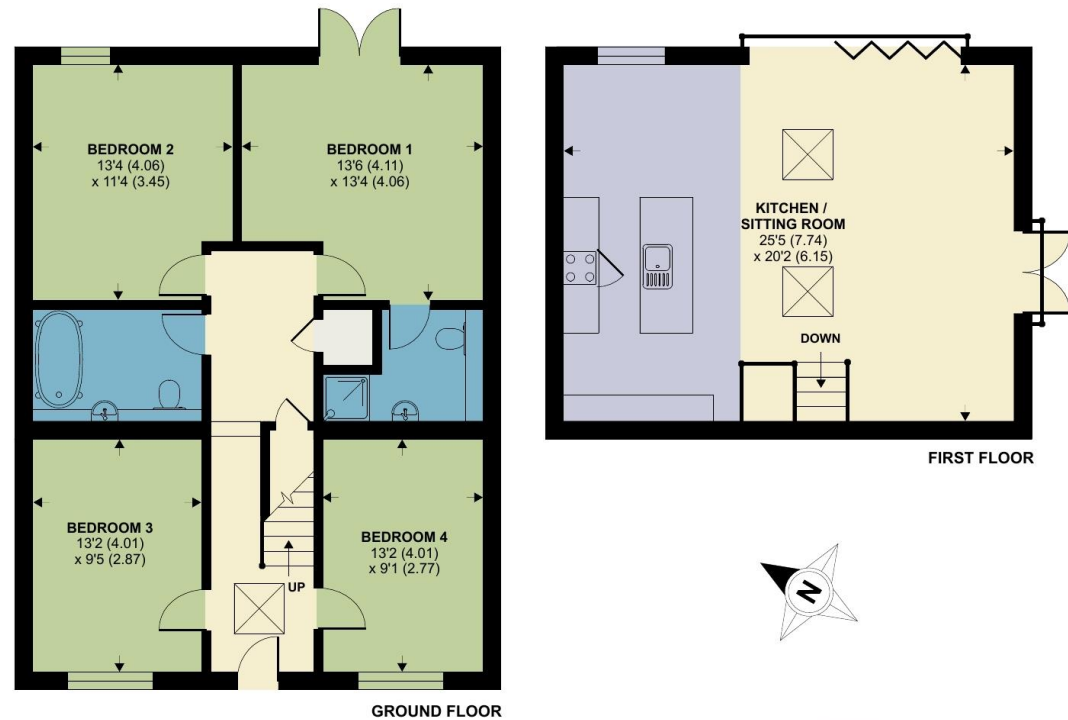
## GWB May 2023 revised July & September 2023

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Plumber Farm, Plumber, Sturminster Newton

Approximate Area = 1380 sq ft / 128.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2023. Produced for Symonds & Sampson. REF: 942025



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