

Symonds
& Sampson



Plot 8

Plumber Farm, Plumber, Sturminster Newton, Dorset

Plot 8

Plumber Farm
Plumber
Sturminster Newton
Dorset DT10 2AG

A superb terraced two storey 4 bedroom barn conversion with stunning contemporary open plan living accommodation on this exclusive courtyard development of just 9 dwellings.



- Stunning living / sitting room with French doors to garden
- 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

Guide Price £495,000
Freehold

Sturminster Sales
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THE DWELLING

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

Number 8 is a terraced 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 open plan kitchen / dining / living room. This stunning bespoke kitchen by New Image of Weymouth has an excellent range of wall mounted and floor-standing units with granite worksurfaces and fitted Bosch and Neff appliances include dishwasher, induction hob, oven/microwave and washing machine, Montpelier 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 traditional joinery and beams and French doors open to the rear garden. There is a useful utility room with a sink and built in storage, two double bedrooms with good ceiling height and family bathroom.

Stairs rise to superb two double bedrooms both with an ensuite shower room. Bathrooms are by Bathroom Elegance.

ACCOMMODATION

Please see floorplan: Kitchen/sitting room, four bedrooms and three bathrooms, two ensuite.

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 planting. There is a garage and two parking spaces to the rear. The enclosed rear garden is laid to lawn with a terrace.

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

What3words:///dunk.driven.qualifier

SERVICES

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

MATERIAL INFORMATION

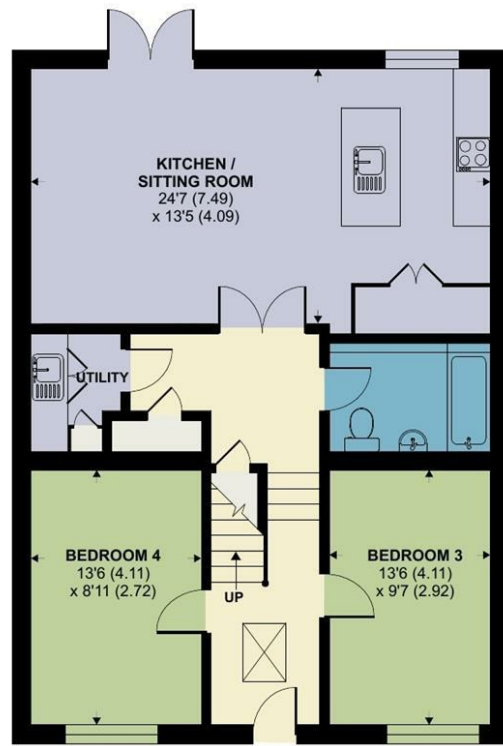
Standard and ultrafast broadband is available.
Mobile phone network coverage is available inside and outside – (coverage is best provided by O2 and Vodafone Networks)
(Information from Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: tbc
Restrictive Covenants: Yes - no caravans
Agent's Note - Joint Sole Agents with Morton New



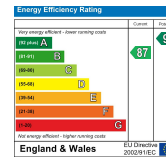
Plumber Farm, Sturminster Newton

Approximate Area = 1372 sq ft / 127.4 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). © nichecom 2023. Produced for Symonds & Sampson. REF: 942026



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