



Firefly Barn

Bagber Common, Sturminster Newton, Dorset

Firefly Barn

Bagber Common
Sturminster Newton
Dorset DT10 2HB

An extremely versatile detached family house in a lovely rural location with over 3300 sq ft of accommodation, west-facing gardens and panoramic countryside views.



- Beautifully presented 3300 sq ft house
 - Panoramic countryside views
- Exterior belies what's within - needs to be viewed
 - Detached barn with annexe potential (stp)
 - 5 bedrooms, 3 bath/shower rooms
- 30' kitchen with bi-fold doors to terrace and garden
 - Peaceful rural location
 - Fantastic clear skies and sunsets
- West and south facing garden. About 0.6 acres

Guide Price £1,250,000

Freehold

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THE DWELLING

Firefly Barn is a spacious detached house believed to have been converted in the 1990s from an original 1840s dairy barn. The house offers superb internal accommodation of over 3300 sq ft and retains many original character features such as exposed beams and timbers and stone floors. The large hall is open to full height with flagstone floor and could work very well as a dining hall, the sitting room is a stunning room with an open fire, exposed ceiling beams and a dual aspect. The kitchen / dining room at nearly 30' is a wonderful room with underfloor heating at the garden end, an Aga and bi-fold doors opening out to the lovely garden and terrace as well as making the most of the fantastic views over the neighbouring fields and enjoying superb sunsets. Off the hall is a study and garden room and there are two large double bedrooms and a family bathroom.

On the first floor there is a galleried landing with ample storage, bedroom 4, and a dual aspect 20' master bedroom with fantastic far-reaching views and sumptuous ensuite bathroom.

Beyond the kitchen there is a utility / laundry room and cloakroom. A spiral staircase leads to bedroom 5 with an ensuite shower room.

Outside a separate detached barn comprises a double car port, garage/work shop and mower shed. Stairs from the garage lead to a 30' first floor, currently excellent storage but with tremendous potential for additional accommodation or home office, subject to any necessary consents.





ACCOMMODATION

See floorplan but in brief comprises:

Ground Floor - Hall, sitting room, kitchen / dining room, laundry, study, garden room, 2 bedrooms, shower room and WC.

First Floor - Three bedrooms, family bathroom, shower room and dressing room.



OUTSIDE

The property is approached from the lane via a traditional farm courtyard (Higher Farm) where there are two other barns. Gates to the side of the house lead to the rear where there is parking and the garage. There is a lovely stone terrace also accessed from the kitchen and a very good sized garden of just under half an acre being predominantly west and south facing with super views over the adjoining countryside. To the west of the main lawn is an orchard with apple, fig, mulberry and apricot trees as well as a substantial and productive vegetable garden.

SITUATION

Bagber is a hamlet in the renowned Blackmore Vale, in a good location within easy striking distance of a number of small towns. Stalbridge, about 3 miles, has a large independent supermarket, butcher, dentist, library and primary school. Sturminster Newton has similar facilities including a primary school and secondary school.

Further independent schools are available in Sherborne, Blandford Forum and the surrounding areas.



There is a network of bridleways within a short distance of the property together with footpaths.

DIRECTIONS

From Sturminster Newton head over the town bridge and turn right on the A357. Continue up the hill and down the other side turning right in the dip towards Bagber Common. Continue along this road where the entrance to Firefly Barn will be found on the left hand side.
What3words ///voltage.deals.gradually

SERVICES

Mains water and electricity are connected to the property.
Private drainage. Oil fired central heating system.

MATERIAL INFORMATION

Broadband - Standard & superfast broadband is available.
Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by Three Network)
(Information from Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: F

Bagber Common, Sturminster Newton

Approximate Area = 3319 sq ft / 308.3 sq m (excludes carport)

Garage = 266 sq ft / 24.7 sq m

Outbuilding = 809 sq ft / 75.2 sq m

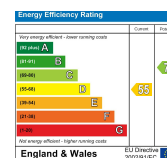
Total = 4394 sq ft / 408.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Symonds & Sampson. REF: 1040596



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