



Plot 9, 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

£525,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Plot 9, Plumber Farm, Plumber, Sturminster Newton, Dorset, DT10 2AG

- Stunning living / sitting room with Juliet balconies
 - 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





Please note, the furniture in this image has been virtually added



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

Number 9 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 bedroom two has French doors leading 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, 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, 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. There is an enclosed rear garden which is laid to lawn with a terrace and pedestrian gate leads to the garage.

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: To be confirmed

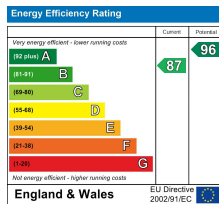
Agent's Note

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

Plumber, Sturminster Newton

Approximate Area = 1398 sq ft / 129.9 sq m

For identification only - Not to scale



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