



Firefly Barn







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Bagber Common, Sturminster Newton, Dorset, DT10 2HB

Sturminster Newton and Stalbridge 3 miles. Sherborne, Shaftesbury and Blandford approximately 10 miles. Wincanton/A303 approximately 12 miles. Gillingham and Train station 12.5 miles.

A well proportioned and versatile barn conversion with annexe potential, set within private gardens, with extensive garaging and fine views over the surrounding countryside.
EPC Band D

- Rural yet accessible location
- Three reception rooms and Garden room
- Guest bedroom with en suite shower
- Attractive gardens and grounds.
- Freehold
- Stunning countryside views
- Kitchen with adjoining Utility
- Four further bedrooms, one with dressing room and en suite
- Double carport and garage with storeroom over
- Council tax band F

Guide Price £1,250,000

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SITUATION

Firefly Barn lies in a wonderful rural, yet accessible location within the hamlet of Bagber Common and within the renowned Blackmore Vale, over which there are wonderful views. Local facilities are within easy reach with a number of small towns including Stalbridge and Sturminster Newton offering a good range of shopping, recreational and scholastic facilities. The larger towns of Sherborne, Shaftesbury and Blandford are within approximately 10 miles where a greater range of facilities can be found, including a mainline rail link to Exeter and London Waterloo from Sherborne. The A303 is also readily accessible being within approximately 12 miles north of the property at Wincanton.

DESCRIPTION

Firefly Barn is believed to have been converted in the 1990's from an original 1840's dairy barn. The property offers spacious and flexible accommodation over two floors, together with its versatile outbuilding which has potential for conversion into ancillary accommodation subject to the necessary planning consents. In total there is in excess of 4500 sq ft of space. The property is set back from the quiet lane and is approached over an initial shared drive, with two other quality properties. The accommodation is light and airy and offers a wealth of character features associated with a house of its age, including flagstone flooring, vaulted ceilings with exposed beams and and extensive use of oak. There is potential to create a two storey annexe.

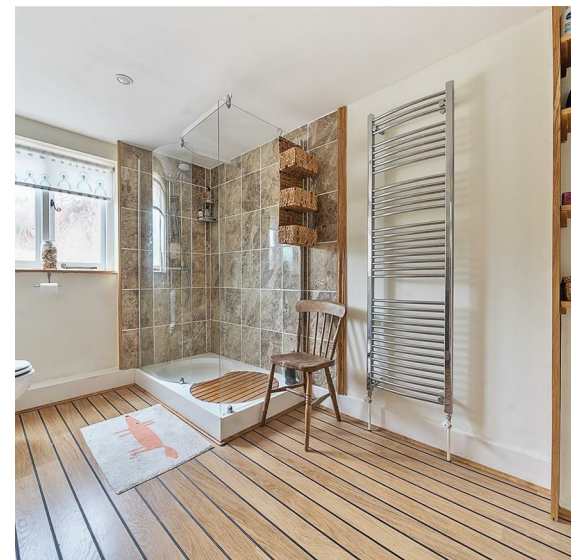
ACCOMMODATION

A teak door with opaque glazing on sides and a glazed oak A-frame above, opening into a spacious reception hall with a high vaulted ceiling, flagstone flooring and stairs rising to the first floor with cupboard under. Door to large study/office. The adjoining sitting room also has a vaulted ceiling with exposed beams and a pitched pine floor, bookshelves and Jetmaster fireplace with wooden surround. Attractive plank and muntion timber screen and fine views from two aspects. Opening through to the kitchen/diner/family room fitted with a bespoke painted maple kitchen with granite and oak worktops, with an extensive range of floor and wall mounted cupboards and drawers, four oven oil fired Aga with Aga induction hob. Fitted belfast sink with mixer tap, exposed beams, integrated dishwasher and microwave with adjoining dining and family area with a recessed brick fireplace and inset log burner with beam over and fine views from two aspects including bi-fold doors to the rear garden.

Leading off the kitchen is a utility room which comprises a 1 1/4 bowl sink unit with mixer tap over, quartz worktops with a range of floor and wall mounted cupboards and drawers, Pammet flooring, space and plumbing for washing machine and tumble dryer and glazed door to courtyard. Boiler cupboard housing the oil fired boiler. Cloakroom with low level WC, wash hand basing and window to courtyard. Spiral staircase leads to the first floor with guest bedroom/bedroom five, which enjoys a vaulted ceiling with eaves storage. En Suite shower room with substantial eaves storage.

From the rear hallway is a large walk-in airing cupboard with a large pressurised hot water cylinder which is controlled by solar heating panels with immersion. Garden room/conservatory with exposed beam and glass lantern roof, together with patio doors to rear. Bedrooms two and three are large with windows overlooking the rear garden and have fitted wardrobes. Shower room comprising a large walk-in shower, low level wc, vanity unit, fitted shelving and heated towel rail.

Second floor landing. Principle bedroom with vaulted ceiling and impressive views from two windows with large dressing room and walk-in wardrobes with sloping ceiling and window to side. En suite full bathroom comprising panelled bath, tiled shower cubicle, low level WC, fitted vanity unit and two heated towel rails. Bedroom four with sloping ceiling and window to side.





OUTSIDE

The property is approached from the lane by a traditional farm courtyard (Higher Farm) which is shared with two other quality properties. A gate to the side of the barn leads to the rear where there is ample parking and turning along with access to the double carport, which is connected with power and light, together with adjoining workshop, power and light, door to mower shed with staircase rising to a first floor storeroom. To the side of the property is a partly walled kitchen garden with various beds, including asparagus with a fine selection of plum, grape, apricots and damson, growing against the wall. Adjoining orchard with a fine selection of trees, including horse chestnut, copper beech, cherry, a selection of apple trees and a mulberry. To the rear of the property is a large paved sun terrace with stone retaining walls, attractive flower and shrub borders, large lawn together with a selection of trees including fig, delightful pond and well clipped hedges providing much privacy with a private gateway leading onto a public footpath. In all extending to approximately 0.6 acres.

SERVICES

Mains water and electricity are connected

Private drainage

Oil fired central heating

PV 3.4 Kw providing a tax free income and providing solar water heating.

Flood risk status : Very low risk (environment agency)

Broadband availability : Standard, Superfast and Ultrafast (ofcom)

Mobile availability : EE, Three, O2 and Vodafone (ofcom - some service may be limited)

VIEWINGS

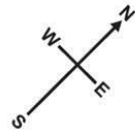
Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000.

DIRECTIONS

From Sturminster Newton head over the town bridge and turn right onto the A357. Continue up the hill and down the other side for approximately 1 mile, turning right in the dip signposted Bagber Common. Continue along this road for approximately 1/2 a mile and the entrance to Firefly Barn will be found on the left hand side.

What3words /// voltage.deals.gradually

Approximate Area = 3615 sq ft / 335.8 sq m (excludes carport & void)
 Limited Use Area(s) = 129 sq ft / 12 sq m
 Garages = 836 sq ft / 77.7 sq m
 Total = 4580 sq ft / 425.5 sq m



For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Stags. REF: 1326934



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



