



Symonds
& Sampson

The Zinc Barn

Manston, Dorset

The Zinc Barn

Manston
Dorset
DT10 1HB

An exquisite contemporary sustainable country home, set in a peaceful and totally private setting amidst unspoilt countryside.



- Available immediately
 - Long term let
 - Unfurnished
- Exquisitely crafted design-led interior
- Expansive landscaped grounds including wildflower meadows and orchards

£6,950 Per Calendar Month

Sturminster Lettings
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SUMMARY OF ACCOMMODATION

Ground Floor: Hall | Open plan family room with kitchen, living & dining areas | Sitting Room | Gym/party room | Utility room | Cloakroom.

First Floor: Galleried landing | Principal bedroom suite with dressing area & en suite wet room with bath & shower | Guest bedroom with en suite shower room | Two further double bedrooms | Family bathroom.

Outbuildings, Garden & Grounds: Quadruple garage | Relocatable home office pod | Outdoor kitchen | Scandinavian wood-fired spa | Steel-framed barn (9m x 6m) | Parking | Grounds incorporating three meadows, extensive mature hedging & native trees | Kitchen garden | Two orchards.

SITUATION

The Zinc Barn is situated amidst level, unspoilt farmland between the small villages of West Orchard and Manston and has no near neighbours. West Orchard is the closest and has a pretty parish church, whilst Manston, which is less than a mile away, also has a church plus a village hall and a popular pub (The Plough). The property also lies close to the thriving market town of Shaftesbury, which has a good selection of boutique shops and local businesses capable of meeting most day to day needs. Gillingham is a 10-minute drive and has a Waitrose plus a railway station on the Waterloo to Exeter line with regular services to the former in just two hours. For air travel, London Heathrow, Bristol, Bournemouth and Exeter airports are all within a reasonable driving distance. The wider local area is renowned for its wide choice of excellent schools from both the state and independent sectors. Gillingham School for secondary education is highly regarded and there are many independent schools nearby. Those within a 12-mile radius include Clayesmore, Hanford, Port Regis, the Sherborne Schools, Knighton House, Bryanston, Milton Abbey and Sandroyd.

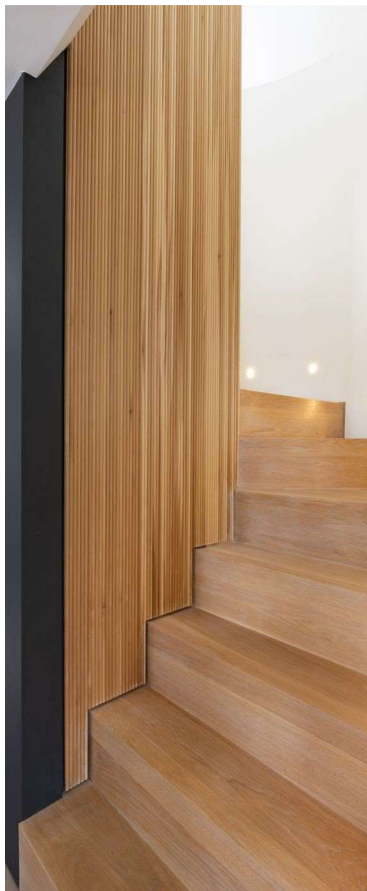




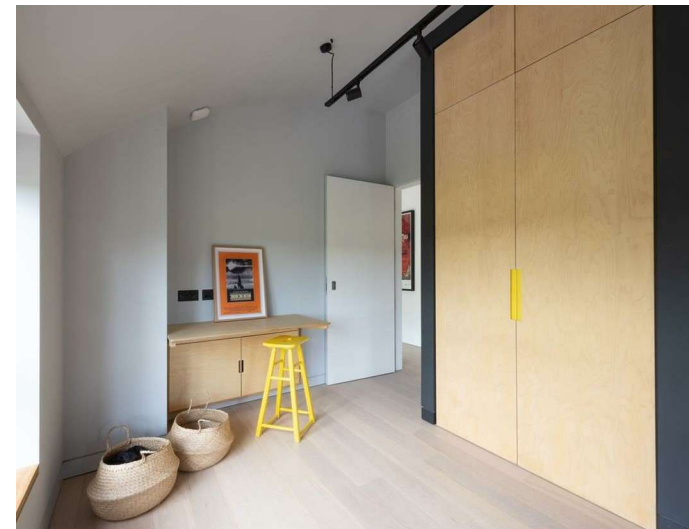
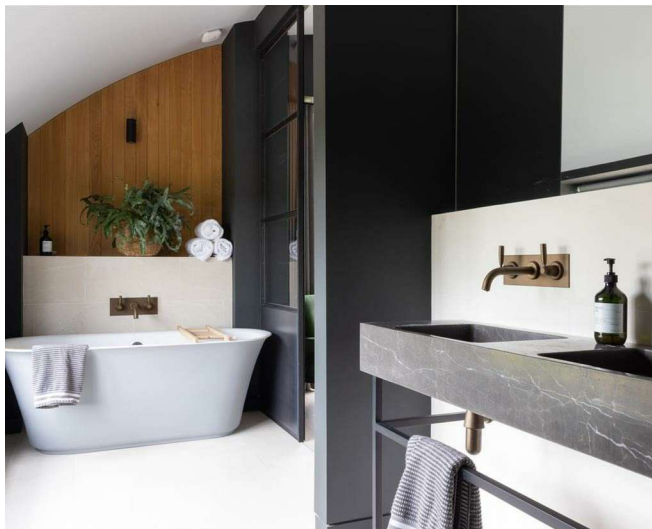
THE PROPERTY

Situated in the Blackmore Vale and surrounded by beautiful countryside, The Zinc Barn enjoys complete privacy with no near neighbours and 360 degree views that take in Hambledon, Duncliffe, Okeford and Shaftesbury Hills. Built in 2022 to a design by Spase Architects and further enhanced by the current owners. The Zinc Barn is of steel-framed and masonry construction clad in a striking blend of Western Red Cedar, Marnhull stone and zinc incorporating exceptional levels of insulation, outstanding energy efficiency and year-round comfort. The design-led interior has been exquisitely crafted to connect seamlessly with the surrounding landscape, visible from every room. Blending Scandinavian and mid-century influences, the spaces exude warmth, light and understated luxury. Bespoke joinery, ambient lighting and natural materials, including Carrara marble, Sweet Chestnut, American White Oak, and Birch are paired with beautifully curved feature ceilings that echo the barns barrel-shaped roof. Premium appliances and fittings have been sourced from boutique brands such as Fisher and Paykel, Miele, Mercury, Perrin & Rowe, Contura, Rais, DeVOL, Plain English, Lusso, Mandarin Stone, Astro Lighting, and Corston.





A striking bespoke curved staircase and an oversized statement entrance door set the tone for the refined interior from the moment you step inside. The ground floor centres around a spacious open-plan family room with distinct kitchen, living and dining zones, all overlooked by a glazed galleried landing and a striking double-height library wall. The hand-built kitchen features a central island, base and pantry units with pocket doors, all designed in a contemporary take on the Shaker style. Finished in Little Greene 'Lamp Black' with birch ply carcasses, the space includes Carrara marble worktops, copper sinks, two dishwasher drawers and a boiling water tap. Adjacent is a dramatic gym and wellbeing space offering versatile use, while a cosy snug with a Rais woodburning stove and a feature ceiling provides an inviting retreat. Upstairs are four double bedrooms, all with views of the surrounding countryside. The principal suite includes a dressing area and en suite wet room; the guest bedroom benefits from its own shower room, and the remaining two bedrooms.



OUTSIDE

The landscaped grounds, designed by Indigo Landscape Architects, are truly exceptional — offering a series of beautifully defined zones for entertaining and relaxation. Expansive south- and west-facing stone terraces overlook wildflower meadows and orchards, framed by hand-forged iron railings and natural stone walls. A sunken lounge features a wood-fired Scandinavian hot tub, while the outdoor kitchen enjoys views across a superbly stocked kitchen garden, enclosed by handcrafted oak fencing and gates from Winterborne Zelston. Sunsets at The Zinc Barn are uninterrupted and spectacular across all outdoor areas. Accessed from the highway via a handmade oak gate and secure intercom-controlled contemporary gates, the property is approached along a 60-yard driveway that opens into a generous parking courtyard surrounded by Beech hedging, pleached trees and dry-stone walls. A newly built, high-specification garage accommodates up to four cars and includes Hormann powered glazed doors, insulation throughout, heating provision, CCTV, bespoke cabinetry, mezzanine storage, and ambient lighting. At the rear of the barn is a fully insulated, heated, and relocatable home office — complete with woodburner, data connection, and a fold-slide window with sweeping views of the land. A true workplace sanctuary.

SERVICES

The rent is exclusive of all utility bills including council tax, mains water and mains electricity. The property benefits from a sewerage treatment plant, underfloor heating throughout via a heat source pump, partial air conditioning (living area & gym/party room) and CCTV. There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property. The property will be let unfurnished.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

<https://www.gov.uk/check-long-term-flood-risk>

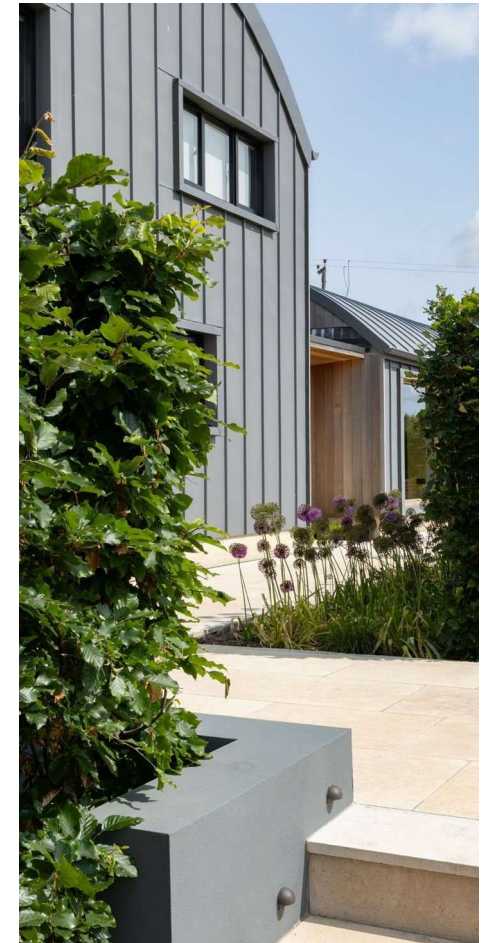
Rent: - £6950 per calendar month / £1603 per week

Holding Deposit - £1603

Security Deposit - £8019

Council Tax Band - F

EPC Band - C





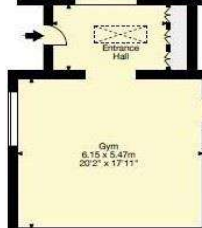
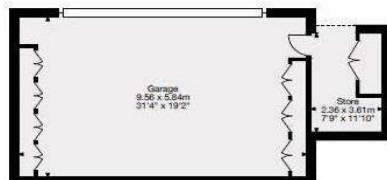
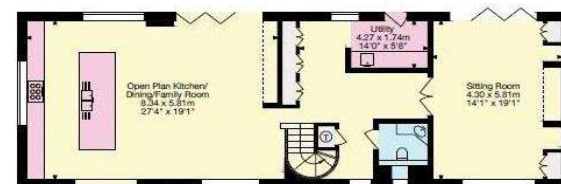
DIRECTIONS

From the Ivy Cross Roundabout in Shaftesbury, where the A350 meets the A30, take the B3081 exit signed to the town centre. After 270 yards as the road begins to drop away sharply on a sharp right-hand bend, continue straight on towards the town centre. You are now travelling on the B3091. Continue for 250 yards and then turn right (sharp turn), continuing to follow the B3091, onto Bimport. Follow the B3091 for just over 4 miles and the driveway entrance to The Zinc Barn will be found on the right opposite the turning to West Orchard (old style signpost).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(71-81) B			
(55-70) C			
(39-54) D			
(21-38) E			
(9-20) F			
1-8 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Living Area/Reception
Kitchen/Utility
Bedroom/Dressing Room
Bathroom/WC
Vaults/Storage
Terrace/Outside Space



Gross Internal Area (Approx.)
Main House = 240 sq m / 2,583 sq ft
Garage/Store = 64 sq m / 688 sq ft
Total Area = 363 sq m / 3,906 sq ft

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

Sturminster Newton/LM/August25



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT