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UPPER FLOOR

LOWER FLOOR

TERRACE/GARDEN (13.3x10.44x33)

House 6 - Floor Plans
154.7 sq.m 1,664 sq.ft SHOWING ROOM DIMENSIONS

St Mary's Barns

HARVINGTON PROPERTIES



**Church Hill
Stalbridge**

**Asking Price
£785,000**

A rare opportunity to purchase an extraordinary and visionary home, which offers flexible and spacious internal accommodation that is arranged over split levels and provides three double bedrooms plus sun terrace and garden. The property forms part of a small select development of just seven other properties that have been newly built using the original stone from the former agricultural buildings enabling it to merge and harmonise sympathetically with the surroundings. The development lies towards the fringe of one of Dorset's smallest towns, sitting at the foot of the historic church of St Mary and boasts some spectacular views over Dorset's beautiful Blackmore Vale countryside. This captivating property has been meticulously designed to combine contemporary living at its finest with vaulted spaces and bespoke oak staircases that lead one through the intriguing layout without giving too much of the surprise away. The property has been completed to an exacting standard using high quality fixtures and fittings, which include hand built solid ash kitchen units supplied by Winscombe of Shaftesbury with granite work surfaces and Bosch appliances, solid oak doors and oak flooring plus carpeting to the bedrooms as well as bathroom and shower room suites by Burlington and tiling to the floors. The property is covered by a ten year structural warranty and is incredibly thermally efficient due to the extensive insulation, heat pumps and solar generated electricity. The property also benefits from modern technology including fibre connectivity (Wessex Internet), Bluetooth enabled mirrors in bathrooms, WIFI enabled central heating and EV Charging enablement. This is a once in a lifetime chance to be the first owner of this desirable and unique home.

In brief, the inside accommodation is arranged over three floors - on entry stairs lead down and up to two double bedrooms, the main bedroom has an en-suite bathroom and bedroom two has an en-suite shower room. Stairs lead down to the garden level, where there is a versatile reception room, sitting room and large kitchen/dining room. There is also a further double bedroom and separate shower room. Outside there is a paved sun terrace and lawn with wonderful countryside view and two parking spaces.

**1 Market House
Market Place
Sturminster Newton
Dorset
DT10 1AS**

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



**ST MARY'S BARNS, CHURCH HILL,
STALBRIDGE**

The Property

Accommodation

The front door opens to a bright and inviting galleried entrance with stairs leading down to the living accommodation and stairs that rise to a galleried landing, where to either end are two double bedrooms with vaulted ceilings. The main bedroom boasts an en-suite bathroom, whilst the other bedroom has an en-suite shower room. On the garden level there is a versatile reception area that could serve multiple purposes, sitting room with doors leading out to the sun terrace, combined kitchen and dining room, which is fitted with plenty of soft closing units, granite work surface and Bosch appliances. In addition, there is a double bedroom and separate shower room.

Outside

Garden

To the rear of the property there a paved sun terrace, which takes in full advantage of the uninterrupted views over the beautiful Blackmore Vale countryside. The remaining garden is laid to lawn and provides a blank canvas for one's own landscaping.

Parking

The development is approached from Church Hill into a communal block paved communal courtyard where each property has two dedicated parking spaces and is owned by the homeowners.

The Location

Stalbridge

The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has a n approximate population of 2500 and caters well for everyday needs with an award winning supermarket, family run butchers, post office and community run library. There is also a primary school with excellent OFSTED report, dental surgery and public house as well as a variety of takeaway shops. Further facilities are available at Sturminster Newton 4 miles to the East and Sherborne and Shaftesbury both within 7 miles. The town is close to excellent communication links with the A30 and A303 within easy reach and just 3 miles from the mainline train station at Templecombe, serving London, Waterloo and the West Country. There are many

nearby by restaurants and pubs that offer a choice of fine dining and traditional cuisine, plenty of country walks to explore the Blackmore Vale and its historic villages and to the east there is Cranborne Chase, a designated area of Outstanding Natural Beauty, which extends all the way from the Stour Valley to the New Forest. The glorious coastline and beaches of Lyme Regis to Lulworth Cove to Studland are an hour's drive away and form part of the famous Jurassic coast. There are many choices of independent and state schools, all within easy reach and include preparatory, junior and senior schools as well as sixth forms. Please ask us for further information.

Directions

From Sturminster Newton

Leave Sturminster via Bridge Street at the traffic lights go over the bridge and turn right onto the A357. Continue on this road for approximately 5 miles turning left where Stalbridge is signposted. On entering the town go through the single lane onto the High Street and continue onto Church Hill. The development will be found on the right hand side, just before the church, which is on the left hand side. Postcode DT10 2LR.

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.