

Church Hill  
Stalbridge

Asking Price  
£740,000

OPEN DAY SATURDAY 14TH OCTOBER, CALL TO ARRANGE YOUR APPOINTMENT 01258 473 030! 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. 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 Grade II\* Listed 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.

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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 BARN, CHURCH HILL

### The Property

#### Accommodation

The front door opens into a bright and welcoming entrance hall with stairs leading down to the lower ground floor and stairs rising to the first floor and further short staircase, which rises to a spacious vaulted combined kitchen and dining room. This is fitted with a range of high quality, soft closing ash kitchen units, granite work surfaces with an inset one and half bowl sink and swan neck mixer tap plus Bosch appliances, which include integrated appliances comprising:- dishwasher fridge/freeze, double and single/microwave. A further staircase rises to the top floor with provides additional flexible living space and a Juliette balcony, which takes in a spectacular view over the Blackmore Vale countryside.

On the first floor there is a bright and roomy double bedroom with partly vaulted ceiling. large sash window to the front boasting a partial rural outlook and dressing area. There is also en-suite bathroom, which is fitted with a Victorian style roll top bath with claw feet and mixer tap, low level WC and vanity wash hand basin.

On entry level there is a further double bedroom with full height window to the front and en-suite shower room, which is fitted with a low level WC, vanity wash hand basin and walk in shower with choice of monsoon or hand held shower head.

The lower ground floor provides another double bedroom and separate shower room, which is fitted with low level WC, vanity wash hand basin and walk in shower with choice of shower head.

#### Outside

#### 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.

#### Location

#### Stalbridge

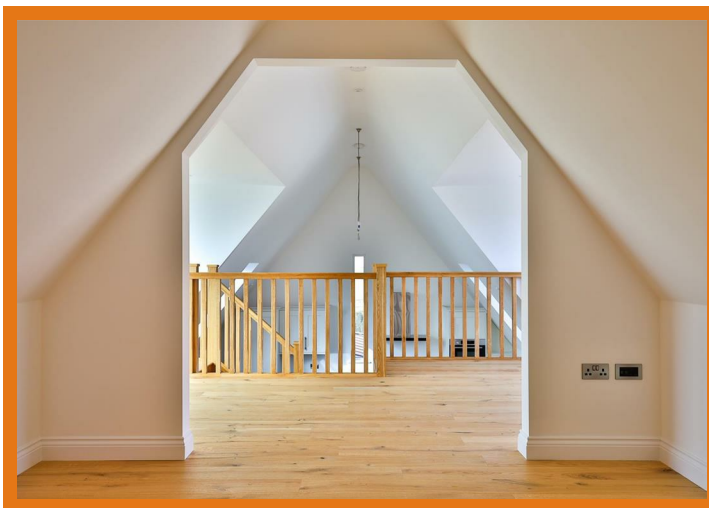
The property is located in the popular Dorset town of Stalbridge, which is reputed to be the county's smallest town, steeped in history and dating back to Saxon times with a 15th Century Church and Market Cross. The town has an approximate population of 2500 and caters well for everyday needs with a n 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 Office

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.