

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Plumber Farm Sturminster Newton

Guide Price
£495,000

A rare opportunity to purchase a fabulous barn conversion with three double bedrooms, spacious open plan living space, presented to the market with no onward chain and forming part of an exclusive development of other similar properties. The barn is just under two miles from the market town of Sturminster Newton and boasts a rural but not isolated location backing onto farmland. The town caters well for everyday needs with a range of independent shops and chain stores, schooling for all ages, doctor and dentist surgeries and a variety of entertainment venues. The historic town of Sherborne is about twelve miles away and has a mainline train station to London and the West Country. The barn forms part of small development of just eight other properties that have been converted over the last few years, using high quality fixtures and fitting and completed to an exemplary standard. The barn provides contemporary and stylish accommodation whilst retaining the character appeal of its origin. The original trusses have been retained giving it an authentic and pleasing aesthetic atmosphere, many of the rooms have pitched ceilings, which lend character to the building, sustainable wood frame cottage style windows and timber cladding allow the property to blend into the environment and conform to the conservation area requirements. Complying with modern day expectations, there is underfloor heating from an air source heat pump, fully fitted kitchen with fashionable soft closing units, granite work surfaces and appliances. The bathroom and en-suite are fitted with luxurious, contemporary suites. Viewing is essential to truly appreciate this distinctive home.

The accommodation is arranged over one floor and consists of entrance hall, which opens into a well laid out kitchen, spacious open plan living space with double doors to the side and folding doors to the rear, both opening to paved seating areas and three double bedrooms. Principal bedroom benefitting from an en-suite shower room. There is also the main bathroom. Outside, there are two parking spaces, plenty of visitor parking and an enclosed rear garden backing onto farmland. DRAFT DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	77	
(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	



ACCOMMODATION

Inside

Kitchen Area

Pivot hinged, vertical panelled timber front door with inset peephole opens into the entrance and kitchen area of the barn. Pitched ceiling with skylights and recessed ceiling lights. Exposed original timber trusses. Plenty of power points. Fitted with a range of fashionable, soft closing kitchen units consisting of floor cupboards, separate drawer units with cutlery and deep pan drawers, larder style cupboards plus eye level cupboards with lighting beneath. Generous amount of granite work surfaces with matching upstand. Central island with granite top and inset one and half bowl sink and aerator swan neck mixer tap. Integrated appliances consisting of dishwasher and washing machine. Built in microwave and eye level electric oven with storage cupboard above and below plus an American style fridge/freezer. Induction hob with extractor hood above. Engineered oak flooring with underfloor heating. Openings to the halls, which lead to the bedrooms and bathroom and opening to the:-

Sitting/Dining Area

Folding doors leading out to the rear garden and taking in a view of the adjoining farmland, plus double doors opening to the paved seating area to the side of the property. Pitched ceiling with recessed ceiling lights and exposed timber trusses. Power and television points. Engineered oak flooring with underfloor heating.

Inner Hall

Window with view over the rear garden to the fields. Recessed ceiling lights. Smoke detector. Airing cupboard housing the hot water cylinder, underfloor pumps, electrical consumer unit and fitted with power points. Engineered oak flooring with underfloor heating. Door to bedroom three and steps rising to the door to:-

Bedroom One

Double doors opening to steps leading down to the paved seating area. Pitched ceiling with recessed lights. Power and television points. Carpeted with underfloor heating. Doors to the en-suite and to the:-

Dressing Area

Window to the front. Partly pitched ceiling with recessed lights. Carpeted with underfloor heating.

En-Suite Shower Room

Opaque glazed window to the front elevation. Partly pitched ceiling with recessed lights. Extractor fan. Heated towel rail. Fitted with a stylish, modern suite consisting of low level WC with dual flush facility and concealed cistern, wall hung vanity unit with table top circular basin and wall mounted tap and filler plus a

large walk in shower cubicle with main shower and choice of monsoon head or hand held shower head. Engineered oak flooring with underfloor heating.

Bedroom Two

Window to the rear aspect. Partly pitched ceiling with recessed ceiling lights. Power points. Carpeted with underfloor heating.

Bedroom Three

Window to the front aspect. Partly pitched ceiling with recessed lights. Power and television points. Carpeted with underfloor heating.

Bathroom

Opaque glazed window to the front elevation. Partly pitched ceiling with recessed ceiling lights. Extractor fan. Part wood panelled walls. Heated towel rail. Fitted with a contemporary suite consisting of deep, double ended bath with wall mounted taps and central bath filler, wall hung vanity unit with circular table top basin and wall mounted tap and filler plus low level WC with dual flush facility and concealed cistern. Engineered oak flooring with underfloor heating.

Outside

Garden and Parking

There are paved parking spaces close by for two cars, plus ample visitor parking. A timber gate to the side of the property opens to the side where the heat pump is located and a gravelled path leads to the rear garden. This has two paved seating areas with the remainder of the garden being laid to lawn. There is outside lighting and water tap. The garden is enclosed in part by timber fencing and rustic post and rail where the garden meets the farmland. The garden has a high degree of privacy.

Useful Information

Energy Efficiency Rating C

Council Tax Band D

Sustainable Wood Framed Double Glazing

Air Source Heat Pump - Underfloor heating

Communal Treatment Plant for Drainage

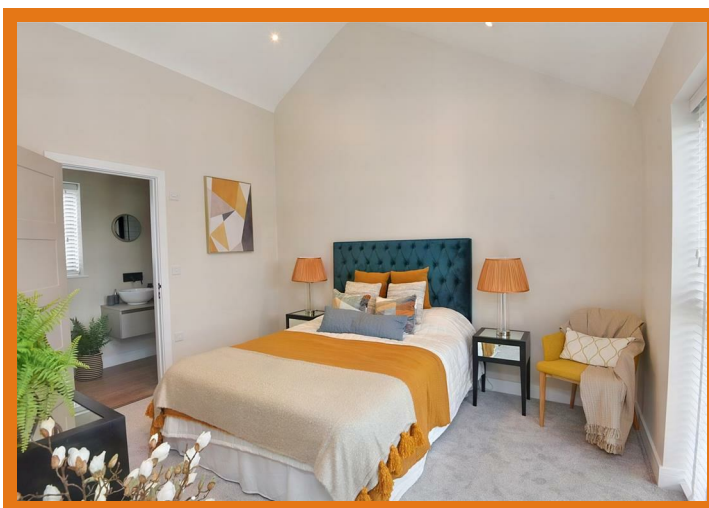
Freehold with a community charge of about £500 per year

No Onward Chain

Directions

From Sturminster Newton

Leave Sturminster Newton via Bridge Street. Go over the bridge and head towards Sherborne. Turn left into Glue Hill heading towards Hazelbury Bryan. After about a mile and a half, proceed over the small bridge. Plumber Country House will be on the left and a little further on on the right will be the entrance to Plumber Farm. Turn onto the drive and then to the left, which leads to the barns. Postcode DT10 2AG



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.