



Church Hill
Sturminster Newton

Prices From
£450,000

St Mary's Barns is a small select development of just eight properties offering extraordinary and visionary contemporary living space that have been newly built using the original stone from the former agricultural buildings - enabling it to merge and harmonise sympathetically with the surroundings. All the properties provide flexible and spacious internal accommodation, many are arranged over split levels and range from two to four bedrooms with outside space of either garden or balcony as well as parking.

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 many of the homes boast some spectacular views over Dorset's beautiful Blackmore Vale countryside. The properties have been meticulously designed to combine contemporary living at its finest with vaulted spaces and bespoke oak staircases that lead one through the intriguing layouts without giving too much of the surprise away. The properties have been completed to an exacting standard using high quality fixtures and fittings, which include hand built solid ash kitchen units 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 properties are covered by a ten year structural warranty and are incredibly thermally efficient due to the extensive insulation, heat pumps and solar generated electricity. The properties also benefit from modern technology including fibre connectivity (Wessex Internet), Bluetooth enabled mirrors in bathrooms, WIFI enabled central heating and EV Charging enablement.

This really is a once in a lifetime chance to be the first owner of one of these desirable and unique homes.

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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	



In brief, the inside accommodation is arranged over two floors - on entry there is a welcoming entrance hall, the principal bedroom with en-suite bathroom, a further double bedroom with en-suite shower room and another double bedroom plus separate shower room. On the first floor there is a large open plan living space with kitchen area plus access to the roof terrace. Outside there are two allocated parking spaces.

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.