



Primrose Fields, Hunger Hill, East Stour

Guide Price: £410,000



## Primrose Fields, Hunger Hill, East Stour, Dorset, SP8 5JR

- Modern Two Bedroom Barn Conversion •Bespoke Development Of Just Five Homes
- Countryside Location Conveniently Located Between East Stour & Gillingham
- Immaculate Presentation Throughout •Open Plan Living •Generously Proportioned Bedrooms & Bathrooms •Driveway Parking & Garage •EPC: B •

### LOCATION

The ever-popular North Dorset village of East Stour sits within the Blackmore Vale and approximately 2 miles to the east bank of the River Stour. Well known for its award winning Farm Shop and very well thought of Pubs The Crown Inn and The Kings Arms, East Stour is a popular village as it presents a fantastic balance of countryside living and immediate amenities.

East Stour provides a Parish Church with the nearby village of Stour Provost offering a well-attended Primary School. The local town of Gillingham also provides a Primary School & Secondary School in addition to a wide range of facilities including Waitrose & Asda superstores, doctors, dentists, pharmacies, local shops and boutiques as well as the train station. Gillingham School is a highly sought after mixed comprehensive and there are some of the county's most prestigious private schools nearby including Port Regis, Sandroyd, Clayesmore.

### DESCRIPTION

Situated on the northerly edge within the popular village of East Stour lies the bespoke development of Primrose Fields, a combination of just five homes built to a high specification in 2019, with minimal running costs due to the high energy efficiency.

Constructed in attractive stone this two-bedroom barn conversion stands as a testament to modern design harmoniously blended with rustic charm.



### OUTSIDE

Externally the home enjoys use of a private driveway to provide ample off road parking options whilst a single garage offers storage or covered parking if desired.

Secluded via the wooden panel fencing is a lawn and stone patio area with numerous maturing shrubs adding a burst of colour to the garden.

### SERVICES

The property is warmed via an oil-fired central heating system whilst solar panels provide additional energy.

Mains water and drainage and electricity are connected.

### COUNCIL TAX

Dorset Council Tax Band A.





## THE PROPERTY

After entering via the central hallway with its generous spacing and built in storage options, the heart of the home unfolds before you in the form of a sprawling open-plan living area. Towering ceilings adorned with exposed wooden beams feature overhead whilst a welcoming sense of natural light fills the room from both directions.

A contemporary kitchen beckons with its gleaming countertops and state-of-the-art appliances before effortlessly flowing through into a dining space and further sitting area, all warmed via the underfloor heating.

Positioned at the alternative end of the home are the two bedrooms, both more than adequate in size and featuring built in wardrobe options to minimise free standing furniture. The principal bedrooms is further enhanced via an ensuite shower room of which features a walk in shower and vanity sink set against an attractive tiled finish. Furthermore, the family bathroom has again been tastefully styled whilst this time boasting a walk-in shower and separate bath to cater for all desires.

## TENURE

Freehold.

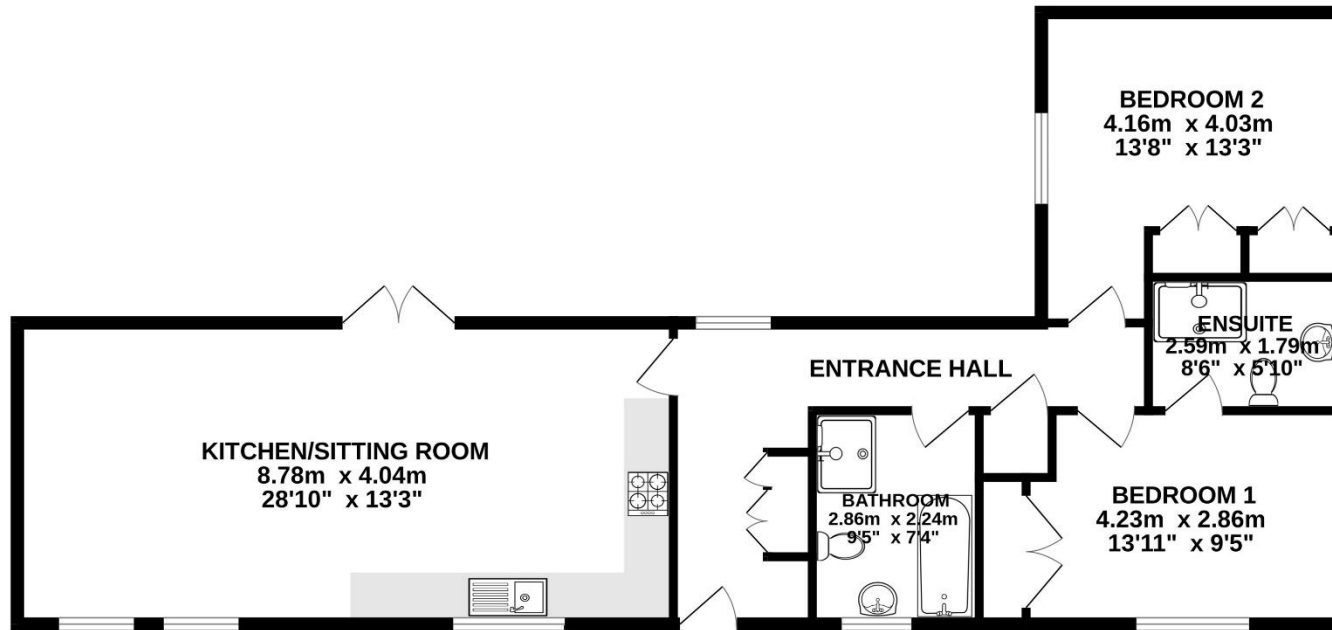
## VIEWINGS

Strictly by appointment only via Boatwrights Estate Agents.  
01747 213106 [sales@boatwrights.co.uk](mailto:sales@boatwrights.co.uk) [www.boatwrights.co.uk](http://www.boatwrights.co.uk)





**GROUND FLOOR**  
**88.3 sq.m. (951 sq.ft.) approx.**



**TOTAL FLOOR AREA : 88.3 sq.m. (951 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Important Notice**

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

**26 March 2024**

Boatwrights Estate Agents Ltd Registered in England No. 09514957  
High Street, Tisbury, Wiltshire SP3 6LD Tel 01747 859359 Email sales@boatwrights.co.uk  
12 High Street, Shaftesbury, Dorset SP7 8JG Tel 01747 213106 Email sales@boatwrights.co.uk