



Poplar Farm







Poplar Farm Bagber

Sturminster Newton, Dorset, DT10 2HS

Sturminster Newton 2 miles. Sherborne, Shaftesbury and Blandford approximately 10 miles.
Wincanton/A303 12 miles.

A charming Grade II listed four-bedroom farmhouse, set well back from the road and enjoying approximately 3.9 acres of delightful gardens and paddocks. This impressive equestrian property features an American-style barn providing stabling for seven horses, together with Class Q planning consent for conversion into a three-bedroom dwelling. In addition, there is a traditional brick and tiled barn with lapsed planning consent for two holiday lets, offering further potential subject to the necessary permissions. Combining character, versatility, and excellent equestrian facilities, this unique country home presents a rare lifestyle opportunity. Viewing is highly recommended. EPC Band D.

- Equestrian property with development opportunity
- American Stables with Class Q planning
- Assortment of outbuildings
- Adjoining Paddocks with access to the bridle way
- Freehold
- Spacious character, four Bedroom Farmhouse
- Brick and Tiled Barn with lapsed planning for two holiday lets
- Delightful Gardens and Grounds. Natural Pond and Copse
- In all approximately 3.9 acres
- Council Tax Band E

Guide Price £950,000

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SITUATION

Poplar Farm is situated within the small rural hamlet of Bagber which lies approximately 2 miles from the historic market town of Sturminster Newton, situated on the river Stour and accessed across the Grade I listed multi-span 15th century bridge. The town offers a small range of pubs, shops and cafes, a supermarket, primary and secondary school and a leisure centre. The larger towns of Sherborne, Shaftesbury and Blandford are all within approximately 10 miles, where an excellent range of shopping, recreational and scholastic facilities can be found, along with a mainline rail link at Sherborne to Exeter and London Waterloo.

DESCRIPTION

Poplar Farm is currently used as an equestrian establishment, centred on an attractive four bedroom Grade II listed farmhouse, constructed principally of stone, brick and some timber cladding and contained beneath a thatched and tiled roof. The American barn, which currently houses 7 stables and a tack room, has planning permission under Class Q (reference no P/PAAC/2025/01978) for the conversion to a three-bedroom dwelling.

The former milking parlour, which is bounded by the road and is constructed principally of brick under a recently renewed tiled roof, has lapsed planning for two holiday lets. The farm also features a range of outbuildings suitable for garaging and storage, set within attractive gardens. It also includes a natural pond and a copse, surrounded by paddocks that have direct access to a bridle path, extending to approximately 3.9 acres in total.

ACCOMMODATION

Entrance porch with glazed door to the sitting room, with attractive flagstone flooring with underfloor heating, which runs throughout the ground floor with the exception of the kitchen. There is a recessed log burner and windows on two aspects, together with an oak staircase rising to the first floor. Adjoining kitchen which is centred on a four oven, oil-fired Aga with adjoining hotplate, together with a five-burner gas hob (bottled) and an electric oven and grill. Quartz worktops with an excellent range of floor and wall mounted cupboards and drawers, two windows to the side and a sink unit with a mixer tap. On the far side of the sitting room is the study/snug with window to the front and an opening through to the family room, which enjoys fine views from three aspects, including two glazed doors to the rear, bi-fold doors to the sun terrace and a staircase rising to the first floor bedroom. Two Velux roof lights, one dormer and glazed doors opening onto a Juliette balcony, adjoining en suite shower room with large shower, vanity unit, WC, fitted cupboards and heated towel rail.

On the main landing is the trap access to the roof void. Bedroom two with sloping ceiling, two windows to the side and fitted cupboards to one wall. Bathroom comprising panelled bath, vanity unit, low-level WC, window to front, exposed beams and heated towel rail. Bedroom three with dormer window to front, cast iron fireplace and fitted cupboard to one wall. Bedroom four with sloping ceiling, exposed beams, window to rear and fitted cupboard.

Outside and to the rear of the property can be found the utility/boiler room with worktop, sink and cupboards under, range of shelving, low level WC, space and plumbing for washing machine and tumble dryer, along with hot water cylinder and the Camray Five oil fired boiler.





OUTSIDE

The farm is protected from the road by a pair of farm gates and personal gate, leading onto a large concrete yard area, providing ample parking and turning. To the rear of the house are attractive gardens, including a private patio area, large lawned garden with fish pond, a selection of fruit trees and a copse surrounding a natural pond. The property is protected by a number of paddocks which includes a long paddock with direct access onto the bridle path. West of the farmhouse is the larger of the fields, together with three paddocks. The land is all naturally hedged.

THE AMERICAN BARN

The building has been timber clad and provides 7 stables and a tack room and is connected with water. It currently has planning consent under Class Q (reference no P/PAAC/2025/01978) for the conversion to a three bedroom dwelling. South of the house can be found the former milking parlour which is constructed principally of brick and is contained beneath a tiled roof that was signed off in 2021. We understand that planning had been granted for conversion into two holiday lets but this has subsequently lapsed. Other buildings of note are an open fronted 3-bay brick and tiled garage, connected with power and light, along with a useful storage barn. In total the grounds extend to approximately 3.9 acres.

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

SERVICES

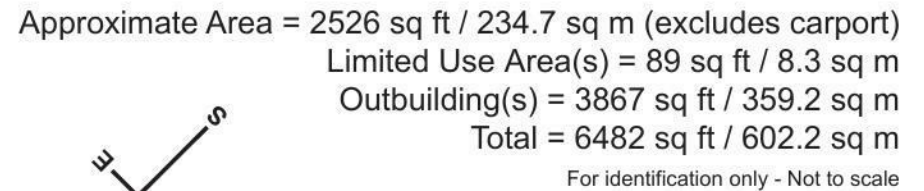
Mains water and electricity are connected
Private drainage (Septic Tank)
Oil fired central heating
Water supply to all fields
Flood risk status : Very low risk (environment agency)
Broadband availability: Standard and Ultrafast (Ofcom)
Mobile availability : EE, Three, O2 and Vodafone (some service may be limited - Ofcom)

DIRECTIONS

From Sherborne head South signposted Dorchester and towards Longburton. At the top of the hill, turn left signposted A3030. Continue through the villages of Alveston and Bishops Caundle, continuing past the Deer Farm and to the T-Junction. Turn right onto Cooks Lane heading towards Sturminster Newton, through Lydlinch. After approximately 2 mile Poplar Farm will be seen on the left hand side, clearly identified by our For Sale board.
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AGENTS NOTE

Planning permission was also granted under application no P/FUL/2022/00168 for an all weather arena dated 18 March 2022.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	61	72
England & Wales EU Directive 2002/91/EC		



