

Symonds
& Sampson



Plumber Farmhouse

Plumber, Sturminster Newton, Dorset

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Plumber
Sturminster Newton
Dorset DT10 2AG

A beautifully presented former farmhouse with magnificent oak framed extension now offering spacious and contemporary family accommodation and fine views in a semi-rural location.



- Beautifully presented detached house
 - Superb outdoor kitchen
- Front and back gardens. In all 0.44 acres
 - Rural location with fine views
- Garage/workshop, carport and office/gym
- Beautifully presented family home of 2516 sq ft

Guide Price **£975,000**

Freehold

Sturminster Sales
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THE PROPERTY

Plumber Farmhouse is a detached house built of red brick in 1937. The current owners have added a fantastic oak framed extension to create a stunning ground floor living space with French doors opening out to the private garden.

The ground floor accommodation is largely open plan. The main kitchen / family / living space is superb with engineered oak floors and an oak frame extension creating a hugely versatile family space. There is a boot room and ground floor shower room and the kitchen is well equipped with a range of wall and base units, large island and Belfast sink. The living area has a large cylindrical wood burning stove and French doors to the garden at the rear. There is a dual aspect sitting room / snug with windows in the south and east elevations, and a fireplace along with a utility room and separate WC.

On the first floor there are four good bedrooms. The master bedroom is dual aspect and has a superb ensuite bathroom with two showers, large bath, wash hand basin and WC. There are three additional double bedrooms, each with fantastic views over the surrounding countryside, and a family bathroom. A smaller single room could be used as a fifth bedroom / study or nursery.

OUTSIDE

The property is approached from the road on to a private drive where there is ample parking and turning for a number of cars. There is a large garden to the front and side of the house, facing south-east and having established hedge boundaries and some mature trees. The garden at the back of the house is private and adjoins and looks over open fields and there is a superb outdoor kitchen built of oak on a brick plinth under a pitched roof - a wonderful space for al fresco dining and entertaining.

On the northern boundary there is an oak framed and timber clad building under a pitched red tiled roof - an extremely useful and versatile building comprising a double garage / workshop, car port and office / gym with solar panels on the roof.





SITUATION

Plumber is a hamlet in the renowned Blackmore Vale, in a good location within easy striking distance of a number of small towns. Sturminster Newton, about 1.5 miles away has a range of independent shops and primary and secondary schools. Stalbridge, about 4 miles, has an award winning supermarket, butcher, dentist, library and primary school.

The surrounding area has a number of independent schools with Sherborne, Gillingham and Templecombe having mainline stations.

Road networks in the area are excellent with the A357 about a mile away giving easy access to the A30 and A303.

There is a terrific network of bridleways and footpaths with excellent walking and riding in North Dorset's fabulous countryside a short distance from the property.

DIRECTIONS

What3words///swipes.consoles.sprinkle

SERVICES

Mains water and electricity are connected to the property. Private drainage via treatment plant. LPG central heating system. Solar PV panels and two batteries.

MATERIAL INFORMATION

Standard & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

Council Tax Band: F

Dorset Council Tel: 01305 221000

Photographs taken 2026



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Approximate Area = 2516 sq ft / 233.7 sq m (excludes carport / outdoor kitchen)

Garage = 199 sq ft / 18.4 sq m

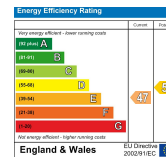
Outbuilding = 250 sq ft / 23.2 sq m

Total = 2965 sq ft / 275.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1498543



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