



Symonds
& Sampson

Five Acre Farm

Lower Bagber, Sturminster Newton, Dorset

Five Acre Farm

Lower Bagber
Sturminster Newton
Dorset DT10 2HA

A spacious detached house and fantastic home studio / annexe in wonderful rural location with fine far reaching views and about 5 acres.



- Attractive 3-5 bedroom house in lovely rural location
- Linked annexe - 28' ground floor room and shower room
 - Annexe - First floor bedroom, kitchenette and living room
 - Excellent workspace to run a business
- Far-reaching views over open surrounding countryside
 - 3 stables with bridledways on the doorstep
 - 3.21 acres of fields. In all 5 acres.
 - No onward chain

Guide Price **£1,100,000**

Freehold

Sturminster Sales
01258 473766

sturminster@symondsandsampson.co.uk



THE PROPERTY

Five Acre Farm is a detached brick built house formerly two cottages and believed to have been originally built in 1939 of brick elevations under a pitched tiled roof.

The house now offers contemporary and stylish accommodation along with a link to a wonderful home studio / office which could also be used as a separate annexe. The accommodation is flexible and currently configured with three bedrooms in the main house and one in the annexe but could be returned to four or five bedrooms in the main house as it once was.

The house is entered from the front via a door to the porch leading to the hall with staircase and door to the kitchen / dining room. This is a wonderful family space with the kitchen area having an excellent range of wall mounted and floor standing units, large island with granite worksurfaces and family room beyond with open fire.

The conservatory looks out over the garden and fields and doubles as a superb dining room with newly installed air conditioning. The sitting room is a lovely room with wood burning stove with stone surround and mantle and French doors to the decking. Beyond the kitchen is a utility room and larder, door to outside and link to the studio / annexe. The master bedroom has lovely far-reaching views, air conditioning, dressing rooms and ensuite shower room. The two other bedrooms are both doubles with a family bathroom.

From the link French doors lead out to a south facing terrace. The studio is great working space from which our clients run their business. It is fully insulated, has power and water and has tremendous scope to be used as a separate annexe should this be required.

There is a ground floor shower room and on the first floor a double bedroom, living area and kitchenette.





OUTSIDE

The property is approached via wooden five bar electric security gates with CCTV on to a private gravel drive where there is ample parking and turning for several cars and a large timber workshop (30'2 x 16'9).

The gardens are a real feature of the property and lie predominantly to the side and rear of the house facing south and west and are extremely well maintained and laid to lawn with several flower and shrub beds and borders having a tremendous variety of plants and shrubs, fruit trees and a productive vegetable plot. There are many areas of interest and some mature trees. A large south-facing terrace occupies a lovely sheltered spot and is ideal

for al-fresco dining and entertaining with pergola and jacuzzi. A further seating area in the garden has a firepit and is a perfect place to enjoy the spectacular sunsets.

There is a stable block with a small concrete holding area, two stables and a hay / feed store. In addition there is a 29' hay / machinery store and a substantial 30' workshop with double wooden garage doors, power and light. All outbuildings have recently been re-roofed.

Beyond the garden and grounds of 1 acre, there is a 3.2 acre paddock, and a 0.8 acre paddock, the whole measuring about 5 acres.

SITUATION

Bagber is a hamlet in the renowned Blackmore Vale, in a good location within easy striking distance of a number of small towns. Stalbridge, about 3 miles, has an award winning supermarket, butcher, doctor, dentist, library and primary school. Sturminster Newton has similar facilities including a primary school and secondary school with Shaftesbury, Sherborne and Gillingham also within easy reach. Mainline stations are at Templecombe and Gillingham (London Waterloo). There is a terrific network of bridleways and footpaths with excellent walking and riding from the property.

DIRECTIONS

What3words///agreement.nagging.twilight

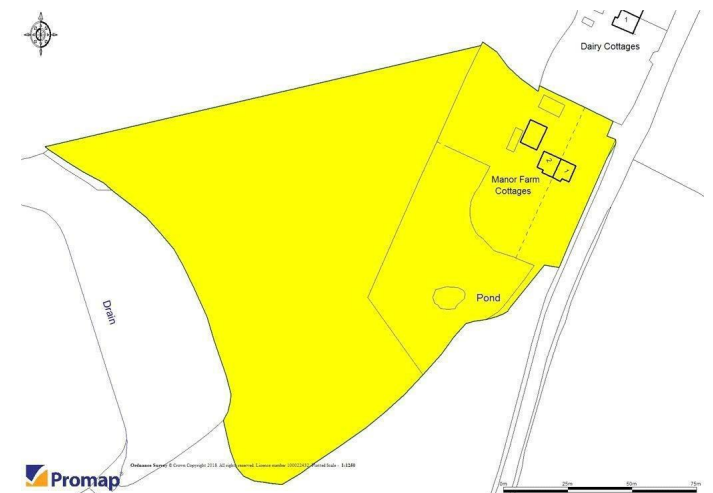


SERVICES

Mains water and electricity are connected to the property.
Private drainage. Oil fired central heating.

MATERIAL INFORMATION

Standard, & superfast, & ultrafast broadband is available.
There is mobile coverage in the area, please refer to Ofcom's website for more details.
(Ofcom <https://www.ofcom.org.uk>)
Council Tax Band: G



Lower Bagber, Sturminster Newton, DT10 2HA

Approximate Area = 2938 sq ft / 273 sq m (includes garage)

Limited Use Area(s) = 97 sq ft / 9 sq m

Outbuilding = 1145 sq ft / 106 sq m

Total = 4180 sq ft / 388 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

73

58

England & Wales



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2020. Produced for Symonds & Sampson. REF: 649747

STU/GWB/0426/0726



01258 473766

sturminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 Agriculture House, Market Place,
 Sturminster Newton, Dorset DT10 1AR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT