



# Plot 7

Plumber Farm, Plumber, Sturminster Newton, Dorset

# Plot 7

Plumber Farm  
Plumber  
Sturminster Newton  
Dorset DT10 2AG

A beautifully converted 4 bedroom upside down house with stunning first floor kitchen / living room making the most of the wonderful views.



- Stunning living / sitting room with Juliet balconies
  - Underfloor heating via Air Source Heat Pump
- Engineered oak floors, Bosch & Neff fitted appliances
  - Master bedroom with ensuite shower room
    - Fine far-reaching views
  - Lovely countryside yet close to Sturminster
    - 10 year warranty
    - No onward chain

Guide Price £550,000

Freehold

Sturminster Sales  
01258 473766  
sturminster@symondsandsampson.co.uk



## THE DWELLING

Plumber Farm is a beautiful development of 9 individual barns all converted to an exceptionally high standard around a traditional courtyard.

Number 7 is an upside-down house built of brick under a slate roof and combines traditional character with contemporary open plan living. The accommodation is accessed via a bespoke timber pivot door into an entrance hall with engineered oak floor and access to four double bedrooms and a family bathroom. Bedroom one has an ensuite shower room and French doors lead to the rear garden. Bathrooms are by Bathroom Elegance.

Stairs rise to the superb open plan kitchen / dining / living room with engineered oak floor. This stunning bespoke kitchen by New Image of Weymouth has an excellent range of wall mounted and floor-standing units with granite worksurfaces.

Fitted Bosch and Neff appliances include dishwasher, induction hob, oven/microwave and washing machine, Montpelier American fridge/freezer, and there is 1.5 bowl sink with swan neck tap.

The kitchen opens into a superb family sitting / living room with a triple aspect, traditional joinery and beams. French doors and bi-fold doors opening to a Juliet balcony and there are beautiful far-reaching views over the surrounding countryside.

## ACCOMMODATION

Please see floorplan: Kitchen/sitting room, four bedrooms and two bathrooms, one ensuite.

## OUTSIDE

The property is approached from the road via a drive with Plumber Farm having a vehicular right of way. The communal courtyard is beautifully landscaped with stone, individual lawned areas and planting.

There is a garage and two parking spaces to the rear. A pedestrian gate leads to the enclosed rear garden which is laid to lawn with a terrace.

## SITUATION

Plumber is a hamlet in the renowned Blackmore Vale, in Thomas Hardy's 'Vale of the little dairies' found in a good location within easy striking distance of a number of small towns. Sturminster Newton about 1.5 miles has a range of shops and services including primary and senior schools while Stalbridge, about 4 miles, has an award-winning supermarket, butcher, dentist, library and primary school. There are many well renowned private schools in the area.

Plumber Manor, a fine Jacobean country house which has been in the same family ownership since it was built, is a luxury Dorset country hotel and situated just across the road.

The larger towns of Blandford Forum, Shaftesbury and Sherborne are within easy reach by road and Gillingham has a main line station to London Waterloo (approximately 2 hours).

There is a terrific network of bridleways and footpaths with excellent walking and riding a short distance from the property.

## DIRECTIONS

What3words///pulp.costs.solicitor

## SERVICES

Mains water and electricity are connected to the property. Shared treatment plant drainage system, air source heat pump.

## MATERIAL INFORMATION

Standard and ultrafast broadband is available.

Mobile phone network coverage is available inside and outside – (coverage is best provided by O2 and Vodafone Networks)

(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: tbc

Restrictive Covenants: Yes - no caravans

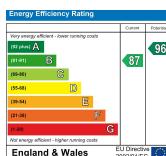
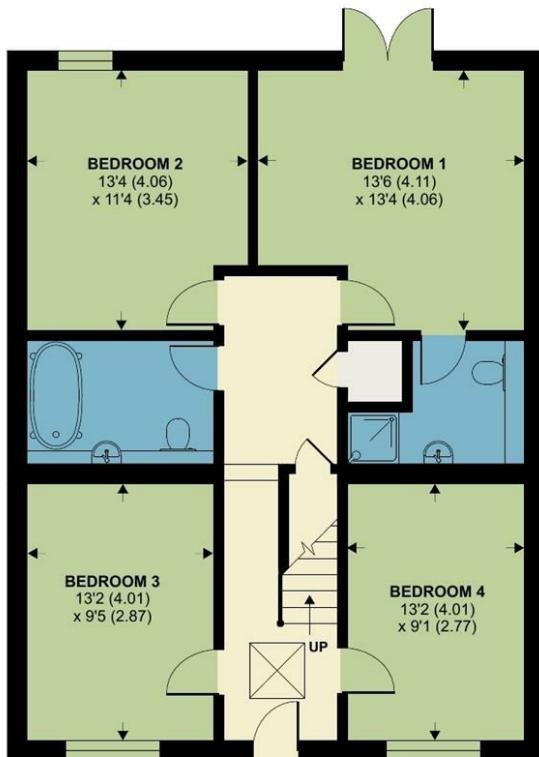
Agent's Note - Joint Sole Agents with Morton New



# Plumber Farm, Plumber, Sturminster Newton

Approximate Area = 1380 sq ft / 128.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2023.  
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