

The Zinc Barn

Manston, Sturminster Newton, Dorset

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Manston
Sturminster Newton
Dorset DT10 1HB

An exquisite, contemporary and sustainable family home, in a peaceful and totally private 3.27 acre setting amidst unspoilt countryside.



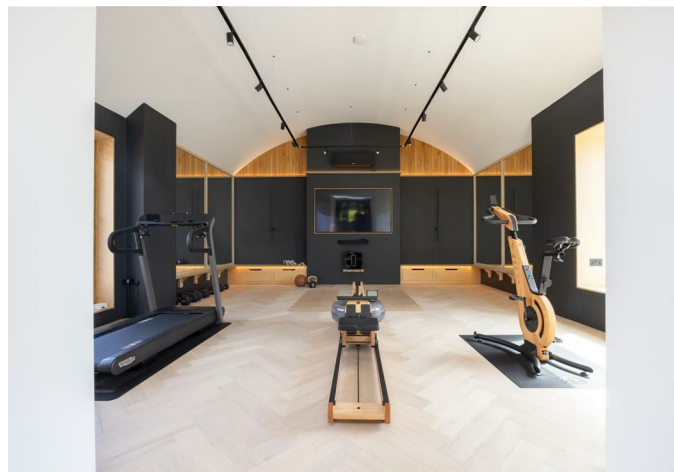
- Exquisitely crafted design-led interior
- Expansive landscaped grounds including wildflower meadows and orchards
 - Bespoke joinery, premium appliances and fittings
 - Air source heat pump, air conditioning and smart systems
- Quadruple garage, home office pod, outdoor kitchen and barn
 - Set in 3.27 acres
 - No onward chain
- Further land available by separate negotiation

Guide Price **£1,995,000**

Freehold

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THE PROPERTY

Situated in the Blackmore Vale and surrounded by beautiful countryside, The Zinc Barn enjoys complete privacy with no near neighbours and has 360 degree views that take in Hambleton, Duncliffe, Okeford and Shaftesbury Hills. Built in 2022 to a design by Spase Architects and further enhanced by the current owners, the Zinc Barn is of steel-framed and masonry construction clad in a striking balance of Western Red Cedar, Marnhull stone and zinc incorporating exceptional levels of insulation, outstanding energy efficiency and year-round comfort. Blending Scandinavian and mid-century influences, the spaces exude warmth, light and understated luxury. Bespoke joinery, ambient lighting and natural materials, including Carrara marble, Sweet Chestnut, American White Oak, and Birch are paired with beautifully curved feature ceilings that echo the barns barrel-shaped roof. Premium appliances and fittings have been sourced from boutique brands such as Fisher & Paykel, Miele, Mercury, Perrin & Rowe, Contura, Rais, DeVOL, Plain English, Lusso, Mandarin Stone, Astro Lighting, and Corston.

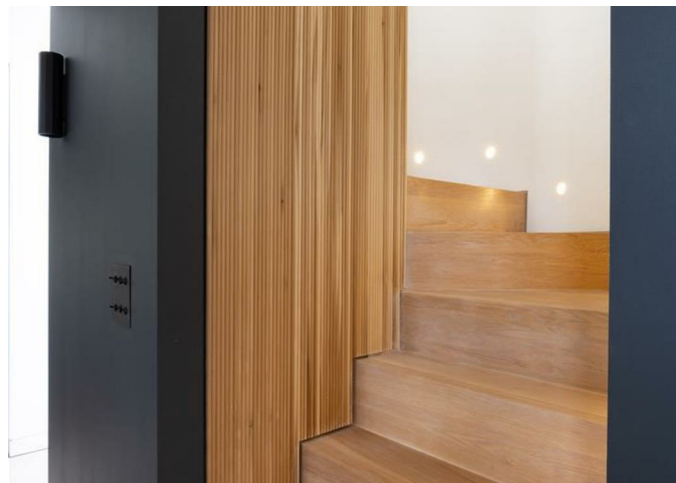
A striking bespoke curved staircase and an oversized statement entrance door set the tone for the refined interior from the moment you step inside. The ground floor centres around a spacious open-plan family room with distinct kitchen, living and dining zones, all overlooked by a glazed galleried landing and a striking double-height library wall. The hand-built kitchen features a central island, base and pantry units with pocket doors, all designed in a contemporary take on the Shaker style. Finished in Little Greene 'Lamp Black' with birch ply carcasses, the space includes Carrara marble worktops, copper sinks, two dishwasher drawers and a boiling water tap. Adjacent is a dramatic gym and wellbeing space offering versatile use, while a cosy snug with a Rais woodburning stove and a feature ceiling provides an inviting retreat.

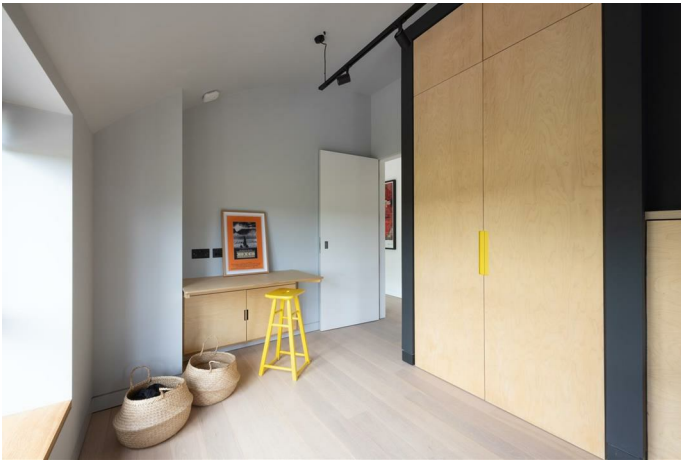
Upstairs are four double bedrooms, all with views of the surrounding countryside. The principal suite includes a dressing area and en suite wet room; the guest bedroom benefits from its own shower room, and the remaining two bedrooms.



OUTSIDE

The landscaped grounds, designed by Indigo Landscape Architects, are truly exceptional — offering a series of beautifully defined zones for entertaining and relaxation. Expansive south and west-facing stone terraces overlook wildflower meadows and orchards, framed by hand-forged iron railings and natural stone walls. A sunken lounge features a wood-fired Scandinavian hot tub, while the outdoor kitchen enjoys views across a superbly stocked kitchen garden, enclosed by handcrafted oak fencing and gates from Winterborne Zelston. Sunsets at The Zinc Barn are uninterrupted and spectacular across all outdoor areas. Accessed from the highway via a handmade oak gate and secure intercom-controlled contemporary gates, the property is approached along a 60-yard driveway that opens into a generous parking courtyard surrounded by Beech hedging, pleached trees and dry-stone walls. A newly built, high-specification garage accommodates up to four cars and includes Hormann powered glazed doors, insulation throughout, heating provision, CCTV, bespoke cabinetry, mezzanine storage, and ambient lighting. At the rear of the barn is a fully insulated, heated, and relocatable home office — complete with woodburner, data connection, and a fold-slide window with sweeping views of the land. A true workplace sanctuary.





SITUATION

The Zinc Barn is situated amidst level, unspoilt farmland between the small villages of West Orchard and Manston and has no near neighbours. West Orchard is the closest and has a pretty parish church, whilst Manston, which is less than a mile away, also has a church plus a village hall and a popular pub (The Plough). The property also lies close to the thriving market town of Shaftesbury, which has a good selection of boutique shops and local businesses capable of meeting most day to day needs. Gillingham is a 10-minute drive and has a Waitrose plus a railway station on the Waterloo to Exeter line with regular services to the former in just two hours. For air travel, London Heathrow, Bristol, Bournemouth and Exeter airports are all within a reasonable driving distance.

The wider local area is renowned for its wide choice of excellent schools from both the state and independent sectors. Gillingham School for secondary education is highly regarded and there are many independent schools nearby. Those within a 12-mile radius include Clayesmore, Hanford, Port Regis, the Sherborne Schools, Knighton House, Bryanston, Milton Abbey and Sandroyd.

DIRECTIONS

[what3words///likening.strange.places](https://www.what3words.com/likening.strange.places)

SERVICES

Mains water and mains electricity. The property benefits from a sewerage treatment plant, underfloor heating throughout via a

heat source pump, partial air conditioning (living area & gym/party room) and CCTV.

MATERIAL INFORMATION

Starlink high speed internet provided to the property.

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: F

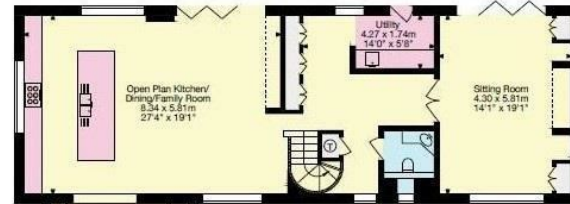
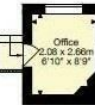
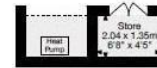
The property is currently categorised as mixed use for SDLT.



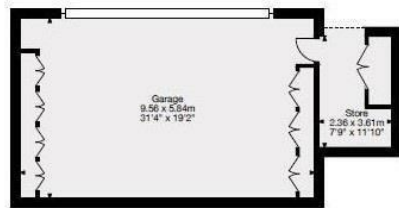
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



First Floor



Ground Floor



Energy Efficiency Rating		Current	Target
Very energy efficient (super-green) grade	A		
Energy efficient (green) grade	B		
Decent (amber) grade	C	80	84
Needs improvement (orange) grade	D		
Needs improvement (red) grade	E		
Needs improvement (dark red) grade	F		
Very energy inefficient (super-red) grade	G		

England & Wales
 EU Directive 2002/91/EC

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.



Gross Internal Area (Approx.)
 Main House = 240 sq m / 2,583 sq ft
 Garage/Store = 64 sq m / 688 sq ft
 Total Area = 363 sq m / 3,906 sq ft

STU/GWB1225/0426



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