



Bagber, Sturminster Newton

A rare opportunity to acquire a charming Grade II listed thatched (the ridge was re thatched in 2020) farmhouse offering flexible and spacious accommodation, set in approximately four acres of gardens and paddocks, with an extensive range of outbuildings. The property is currently set up for equestrian use, with an American barn providing seven stables, a store and a tack room. There is also a brick and tiled barn, a triple car barn, a hay and storage barn and further outbuildings, so the setting would suit a wide range of buyers. Horse owners, car enthusiasts, anyone needing generous storage or workshop space, or those looking to run a business from home (subject to the necessary permissions) will all find plenty to work with here.

The principal residence is believed to date back to the late 15th or early 16th century and is thought to have been a former medieval hall. It is one of the last surviving thatched houses in Dorset with a cross wing. It is built principally of stone, brick and timber cladding beneath a thatched and tiled roof, and it retains a wealth of original features, including exposed ceiling beams, flagstone flooring, a recessed log burner and pretty cottage-style windows with deep sills. The farmhouse has been thoughtfully extended to the rear with an additional bedroom suite and family room. This gives the accommodation a spacious, modern feel without losing the character of the original building.

The property has been a much loved and beautifully maintained home to our sellers for the last six years. The American barn benefits from Class Q planning consent for conversion into a three-bedroom dwelling. The brick and tiled barn has lapsed planning and listed building consent for two holiday lets, which offers further potential subject to the necessary permissions. The paddocks are naturally hedged, have direct access to a bridleway, and are complemented by a natural pond and copse.





The Property

Inside

Ground Floor

The front door opens directly into the sitting room, which is at the heart of the house. It is a superb room measuring almost 24ft in length and full of character. It has exposed ceiling beams, flagstone flooring and multi-paned cottage windows with deep sills. The focal point is the recessed wood burner, set beneath an oak mantel within a panelled chimney breast. An open-tread timber staircase rises to the first floor. There is ample space for both sitting and dining, which makes this a wonderfully sociable room for everyday living and entertaining.

The kitchen/breakfast room continues the flagstone flooring from the sitting room and has a beamed ceiling. It is fitted with a generous range of wall and base units with quartz worktops, a tiled splashback and a sink set beneath the window. The oil-fired Aga sits within the chimney recess and also heats the room, and there is an LPG gas hob and electric oven alongside it. There is room for a breakfast table, making this a relaxed space to gather.

At the far end of the sitting room, a door leads through to a porch/garden room and out to the rear garden. Also off the sitting room is a study, which in turn opens into the family room. This is a bright and generous space of over 18ft square, with wood flooring, a turned oak staircase and glazed doors to the side that can also be opened as windows. It enjoys views over the garden and paddocks on three sides. With its own staircase to the main bedroom suite above, this part of the house offers excellent flexibility, whether as a family room, playroom, garden room or a private wing for guests or older children. The ground floor benefits from underfloor heating throughout, except the kitchen, where the Aga provides heat.

Attached to the rear of the house is a useful utility room with its own external access. It houses the boiler and has a WC and plumbing for a washing machine, which is ideal

for coming in from the stables or garden.

First Floor

The first floor is arranged in two parts, each reached by its own staircase. The main bedroom is a spacious and light-filled room measuring 18'11" x 15'1". It has two Velux windows and French doors opening onto a Juliette balcony with views across the grounds. Adjoining it is a stylish en suite shower room of over 10ft square, with a walk-in shower, WC and wash basin, together with a run of built-in wardrobes.

On the other side of the house, the main landing leads to three further double bedrooms, all with built-in storage. Bedroom two measures 17'1" x 11'0". It is a double-aspect room with a full wall of fitted wardrobes and a cast iron fireplace. Bedroom three measures 14'8" x 10'8", with fitted wardrobes and a window to the front. Bedroom four has a built-in cupboard. The family bathroom has exposed beams and a window to the front, and it is fitted with a bath, WC and wash basin.

Garden and Paddocks

The land extends to approximately 4 acres in total. It is divided into naturally hedged paddocks, several with post and rail fencing, and one has direct access to the bridleway. There is also a natural pond and copse. The formal gardens lie to the side, front and rear of the house. They are mainly laid to lawn and planted with mature trees, shrubs and flower beds. A paved seating area can be reached from the family room, and there are pergolas and a timber bridge over the garden pond, along with plenty of space for outdoor dining and enjoying the views.

The Outbuildings

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The property is approached from the road through a five-bar gate onto a concrete yard with ample parking and turning space. Gates lead from the yard to the paddocks and gardens. The range of outbuildings is a real feature of the property and is rarely found with a house of this kind:

American barn with seven stables, a store and a tack room. It has Class Q planning consent, granted in 2024, for conversion into a three-bedroom dwelling.
Brick and tiled barn (former milking parlour), re-roofed in 2018. It has lapsed planning and listed building consent for conversion to two holiday lets.
Triple brick car barn with power, which is ideal for classic cars, machinery or a workshop.
Separate hay and storage barn, plus further outbuildings.

Useful Information

Council Tax - E

Oil Fired Central Heating

Downstairs (apart from the kitchen) has under floor heating

Septic tank drainage

Timber framed windows

Water supply to the paddocks.

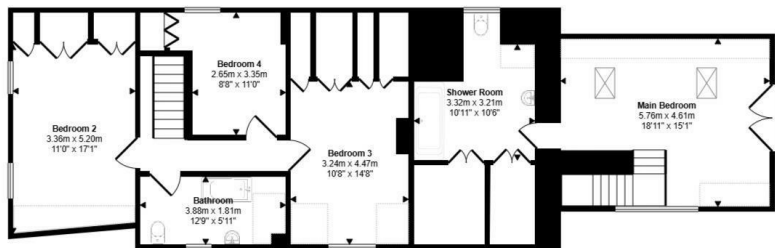
Location and Directions

Bagber is a small rural hamlet in the heart of the Blackmore Vale and was the birthplace of the Dorset poet William Barnes. It is surrounded by some of the most beautiful countryside in England, with excellent walking, riding and outdoor pursuits on the doorstep. The historic market town of Sturminster Newton is just two miles away. It still holds its Monday market and offers independent shops, a supermarket, doctor and dentist surgeries and a leisure centre. Sherborne, with its abbey, shops and restaurants, is easily reached via the A357, and Dorchester and the Dorset coast are within easy reach. For commuters, Gillingham and Templecombe are both approximately 20 minutes' drive away and have mainline stations with direct services to London Waterloo. Sherborne also has a mainline station on the same line. The area is well served for education. There are primary and secondary schools locally, and the property is within reach of an excellent choice of independent schools, including Sherborne School, Sherborne Girls, Leweston, Bryanston and Clayesmore.

Postcode - DT10 2HS

What3Words - devalued.ridiculed.computers

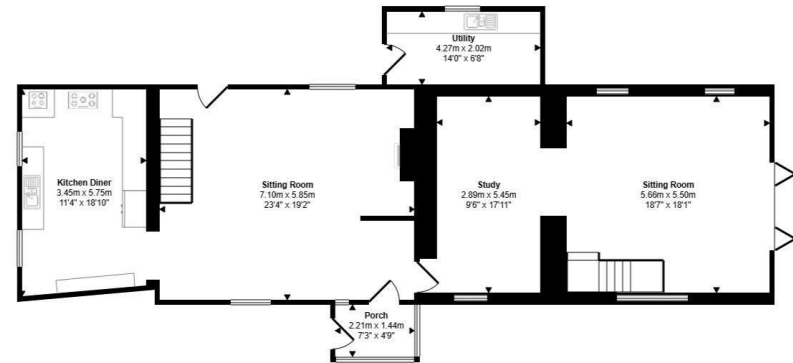




First Floor
Approx 120 sq m / 1294 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 300.



Ground Floor
Approx 134 sq m / 1446 sq ft

Denotes head height below 1.5m

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