



Total area: approx. 178.2 sq. metres (1918.0 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Hunger Hill
East Stour

Asking Price
£100,000

Lapsed Planning – Rare Barn Conversion Opportunity with Enormous Potential:-

A truly rare and exciting opportunity for those with vision! This charming former barn offers the chance to be transformed into a striking contemporary home, blending rustic character with modern design.

Planning permission (granted in August 2021, now lapsed) had been approved to create a stylish semi-detached single-storey home offering around 1900 sq. ft/178 sq. m of living space, with four spacious double bedrooms, including a principal suite with en-suite shower room plus a well proportioned family bathroom. The proposed layout was designed around a spectacular open-plan kitchen/dining/family room – perfect for entertaining and modern living – with the addition of a versatile study, utility room, and cloakroom.

The setting is rural yet not isolated, providing the peace of the countryside while still being connected and within reach of Gillingham with many facilities and a mainline train station. Outside, a long garden offers plenty of space to enjoy, while potential parking (subject to permissions, as current access is pedestrian only) adds further scope.

This is more than just a property – it's a lifestyle project. With imagination, creativity, and flair, this barn could become an extraordinary home full of character and contemporary style. And with no onward chain, the path is clear to make your dream a reality.

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The Property

The Barn

Planning Application

P/FUL/2020/00357

Location:

Hunger Hill Farmhouse Hunger Hill Farm Hunger Hill East Stour Dorset SP8 5JR

Proposal:

Convert and change of use of barn to 1 No. dwelling. Create 1 No parking space to provide 3 in total.

Decision:

Granted

Decision Date:

17/08/2021

Please note that the property and grounds do not have any vehicular access and it will be up to the prospective purchaser to apply for the necessary permissions to create access from the main road.

Location and Directions

Gillingham is a vibrant market town

in North Dorset, offering a wonderful blend of rural charm and modern convenience. Surrounded by rolling countryside yet well-connected by a mainline railway station with direct services to London Waterloo, it's an increasingly popular choice for families and commuters alike. The town features a good range of everyday amenities, local shops, and leisure facilities, along with a welcoming community atmosphere.

In addition to its own well-regarded primary and secondary schools, Gillingham is ideally positioned for access to some of the region's most prestigious independent schools. Nearby, you'll find Port Regis School in Motcombe, just outside the town, while Bryanston School in Blandford Forum, Clayesmore School in Iwerne Minster, and both Sherborne School and Sherborne Girls in Sherborne are within easy reach. Leweston School, also near Sherborne, provides further options for private

education, offering excellent academic standards and a strong co-curricular focus.

With its combination of strong schooling, beautiful surroundings, and excellent transport links, Gillingham continues to attract families looking for both quality of life and educational opportunity.

Postcode - SP8 5JR

What3words - ///lofts.divisible.paths

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.