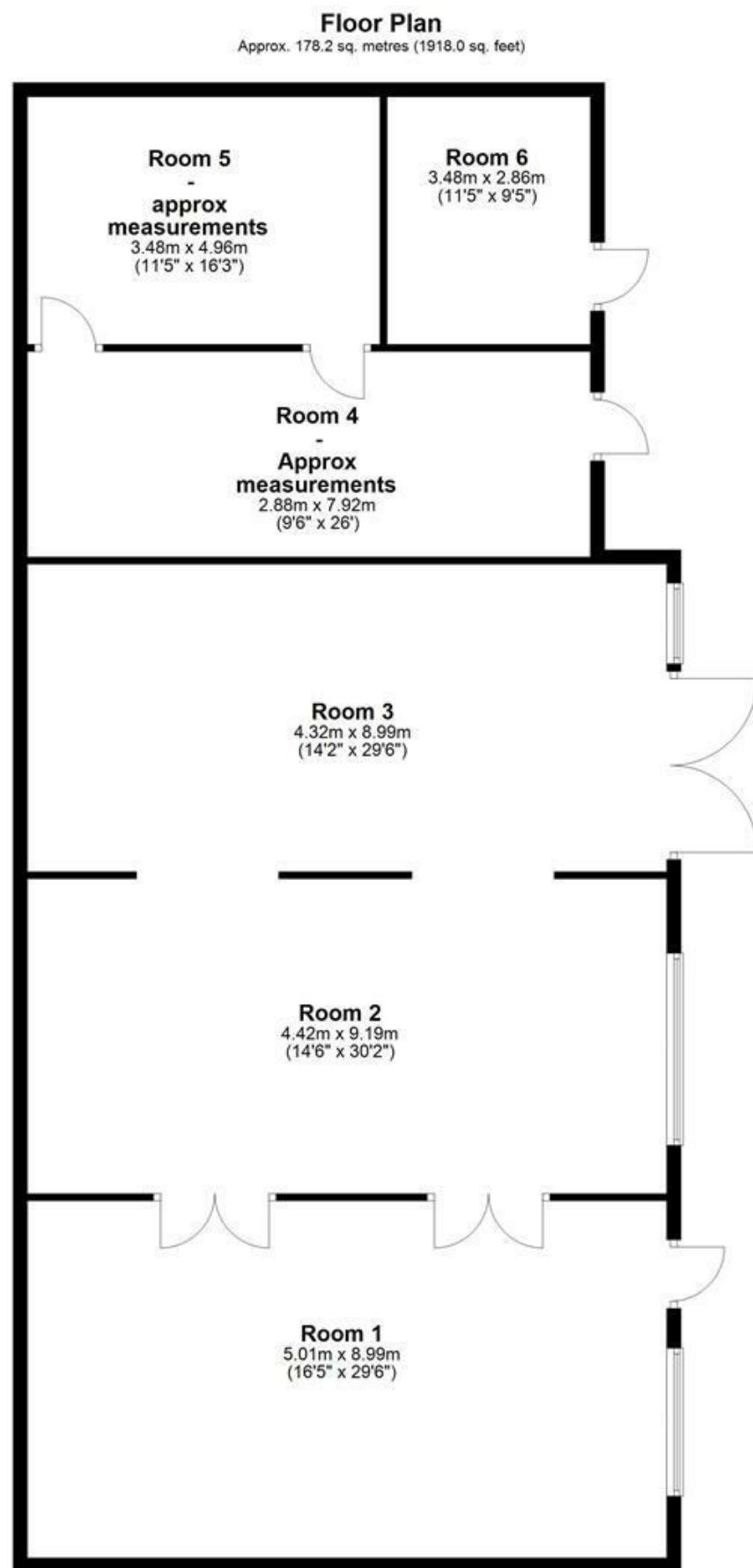




Total area: approx. 178.2 sq. metres (1918.0 sq. feet)

Restways
High Street
Gillingham
Dorset
SP8 4AA

t. 01747 824 547
gillingham@mortonnew.co.uk
www.mortonnew.co.uk

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	

Morton • New

selling and letting properties



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.