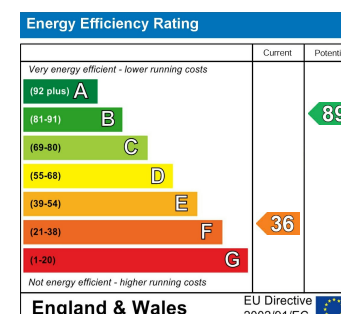


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## Knapps Hill Buckland Newton

Offers In Excess Of  
£300,000

Situated in a peaceful corner of the countryside, this charming semi-detached barn conversion offers the perfect blend of rural tranquillity and everyday convenience. Once a working lambing barn, the property was thoughtfully converted in the late 1980s/early 1990s and has since become a much-loved home, combining original charm with comfortable, well-proportioned living spaces.

From the moment you step into the spacious entrance hall, you are met with a sense of warmth and welcome. The kitchen is well-sized and practical, perfectly suited for family life or entertaining friends. The generously proportioned sitting room, with its inviting log burner, is the heart of the home — a cosy retreat in winter and a bright space in summer. This room flows beautifully into the year-round conservatory, which opens directly onto a balcony, an idyllic spot for your morning coffee or evening glass of wine while enjoying the countryside views. Upstairs, the home continues to impress with three comfortable double bedrooms, each offering a peaceful outlook. The stylish bathroom has been designed with relaxation in mind, providing a calming retreat at the end of the day.

The property's outside space is equally appealing. The enclosed garden is private, sunny, and low maintenance, making it ideal for both families and those seeking a lock-up-and-leave countryside bolthole. The addition of a garage provides further practicality, whether for storage, hobbies, or parking.

Location is key, and this home offers the best of both worlds. Lying in a quiet rural setting with wonderful views, it also enjoys the convenience of being able to walk to the village amenities, including a primary school, while major towns are within easy reach for commuting, shopping, or leisure. This is a versatile and welcoming home, that will suit a wide variety of buyers, from those searching for their first family home to anyone looking for a countryside retreat with character, comfort, and charm.



#### The Property Accommodation

##### Inside

##### Ground Floor

The front door opens into a generously sized entrance hall with stairs rising to the first floor and opening to the kitchen and an inner hall where there is a door to the sitting room and cloakroom, which is fitted with a wall hung wash hand basin and a WC. The entrance hall has ample room for coats, boots and shoes, and a tiled floor that is practical for country living and continues into the kitchen.

The kitchen has an outlook over the lane and is fitted with a range of floor cupboards, some with drawers and eye level cupboards. You will find a good amount of wood work surfaces with a tiled splash back and a one and a half bowl ceramic sink and drainer with a swan neck mixer tap. There is space for a fridge/freezer and plumbing for a dishwasher and washing machine. The electric range style cooker is available by separate negotiation. The brick pillar adds a touch of character to the room.

The spacious sitting room benefits from a double outlook with a window overlooking the lane and one with a view over the garden. There are exposed ceiling beams and a fireplace with a wood burner. Adding warmth to the room is the wood flooring that continues into the inner hall and the conservatory. The conservatory provides an all year round room to enjoy with a view over the lane to the countryside beyond. A sliding door opens to a balcony on the lane side and double

doors open out to the decked seating area of the garden.

##### First Floor

From the landing doors lead off to the bedrooms and bathroom. There is also access to the loft space with a pull down ladder, fitted with light and power. All three bedrooms are double sized and enjoy some rural views. Bedrooms one and two overlook the lane have open views over the countryside and bedroom two has built in wardrobes.

The bathroom is fitted with a stylish suite consisting of a corner shower cubicle with main shower, WC, pedestal wash hand basin and a Victorian style double ended bath with central mixer tap and telephone style shower attachment.

##### Outside

##### Garage

The property is approached from the lane onto the farm entrance and then onto a drive that leads to the barn and the garage. The garage is the middle one and has an up and over door and benefits from power.

##### Garden

This lies to the front of the barn and has been attractively designed. On entry through the timber gate there is a path that leads to the front door. This is bordered on one side by a bed laid to slate chippings and to the other side there is a lawn. This is edged by beds that are planted with a variety of shrubs and flowers. There is a good sized decked seating area and the oil tank is concealed behind this. You will also find a useful log store. The garden is fully enclosed with a sunny and private aspect.

#### Useful Information

Energy Efficiency Rating F  
Council Tax Band D  
uPVC Double Glazed Windows  
Oil Fired Central Heating (new boiler in 2021)  
Septic Tank Drainage - shared with other barn and located on the farm  
Freehold  
Mains water supplier is Wessex Water via the farm, which reduces bills.

#### Location and Directions

Buckland Newton offer a peaceful rural lifestyle with a strong sense of community. Surrounded by rolling hills and scenic walking routes, the area is perfect for nature lovers and those seeking a quieter pace of life. The village has a well-regarded primary school with a collect bus service or a walk over the fields, a welcoming village pub - The Gaggles of Geese, a village shop for everyday essentials, and a charming parish church. The village hall has a visiting post office and hosts regular events and activities and there is a wide variety of clubs/groups - from philosophy to the environment, as well as a thriving village youth club. With easy access to the market towns of Dorchester and Sherborne, residents enjoy the best of both country living and convenient connections.  
Postcode - DT2 7DB  
What3words - ///angry.circles.bearings  
For viewings, please go past the garages that will be on your left and park against the wall on the right hand side, in front of the metal gates.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.