



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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Plumber Farm Sturminster Newton

Guide Price  
£550,000

An attractive end of terrace home, which offers so much more than meets the eye with four double bedrooms, some fabulous rural views, car barn as well as parking and presented to the market with the advantage of no onward chain. The barn forms part of a small gated community of converted barns and milking sheds and lies within the conservation area, just under two miles from the market town of Sturminster Newton. The town offers a range of independent shops and chain stores, doctor and dentist surgeries, schooling for all ages as well as a variety of entertainment venues. The historic town of Sherborne is about twelve miles away and has a mainline train station serving London, Waterloo and Exeter, St David's. This delightful property has a pretty red brick frontage with timber cladding to the rear enabling it to sympathetically blend with the surrounding environment. It has been impeccably finished benefitting from high quality fixtures and fittings, which include pivot hinged front door adding that extra bit of security and pleasing appearance, chic soft closing kitchen units and integrated appliances, luxury bathroom suites and modern underfloor heating from an economical air source heat pump. This lovely provides contemporary style accommodation with a large open plan living space on the first floor taking advantage of the rural views with two Juliette balconies and the sleeping quarters on the ground floor, which do offer flexible usage - depending on needs. This fabulous property must be viewed to fully appreciate what it has to offer as well the location.

The property offers excellent accommodation with a welcoming entrance hall, family bathroom and four double bedrooms, main with en-suite shower room on the ground floor. On the first floor there is a fabulous open plan living space with two Juliette Balconies, which enjoy countryside views plus a designated kitchen area with plenty of cupboards and fitted appliances. Outside, there is a good sized garden, car barn and parking space. DRAFT DETAILS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Pivot hinged, vertical panelled timber front door with inset peephole opens into the entrance hall with skylight window to the front aspect. Ceiling light. Smoke detector. Power points. Engineered oak flooring with underfloor heating. Stairs rising to the first floor and doors to the bedrooms three and four. Step down to the inner hall - Recessed ceiling lights. Smoke detector. Airing cupboard housing the hot water cylinder, electrical consumer unit, underfloor heating pumps and fitted with light and power points. Engineered oak flooring with underfloor heating. Door to the understairs cupboard and doors to the family bathroom, bedroom two and to:-

#### Bedroom One

Double doors opening out to the paved seating area to the rear and enjoying a partial rural outlook. Recessed ceiling lights. Power and television points. Carpeted with underfloor heating. Door to the:-

#### En-Suite

Recessed ceiling lights. Extractor fan. Part wood panelled walls. Heated towel rail. Shaver socket. Fitted with a stylish, modern suite consisting of low level WC with dual flush facility and concealed cistern, wall hung vanity unit with table top circular basin and wall mounted taps and fillers plus a corner walk in shower cubicle with main shower and choice of monsoon head or hand held shower head. Engineered oak flooring with underfloor heating.

#### Bedroom Two

Window with outlook over the rear garden and partial countryside view in the distance. Recessed ceiling lights. Power and television points. Carpeted with underfloor heating.

#### Bedroom Three

Cottage style window to the front. Partly sloping ceiling. Ceiling and wall lights. Power and television points. Carpeted with underfloor heating.

#### Bedroom Four

Cottage style window to the front. Partly sloping ceiling. Ceiling and wall lights. Power and television points. Carpeted with underfloor heating.

#### Family Bathroom

Recessed ceiling lights. Extractor fan. Part wood panelled walls. Heated towel rail. Shaver socket. Fitted with a contemporary suite consisting of deep, double ended bath with wall mounted taps and central bath filler, wall hung vanity unit with circular table top basin and wall mounted tap and filler plus low level WC with dual flush facility and concealed cistern. Engineered oak flooring with underfloor heating.

### First Floor

#### Open Plan Living Space

Stairs rise up to a bright and spacious open plan space with bi-folding doors to a Juliette balcony with views over the rear garden neighbouring countryside. To one side there is a Juliette balcony with a rural outlook. Ceiling lights. Smoke detector. Exposed timbers. Two contemporary radiators. Power and television points. Engineered oak flooring.

#### Kitchen Area

Cottage style window to the rear with some rural view. Ceiling lights. Smoke detector. Exposed timbers. Fitted with a range of sleek, soft closing handleless kitchen units consisting of floor and eye level cupboards, generous amount of granite work surfaces, matching upstand. Built in electric oven with storage cupboards above and below and tall larder cupboards to either side. Built in microwave and induction hob with extractor hood above. Island with granite top and inset one and half bowl sink with swan neck aerator mixer tap, floor cupboard under and integrated dishwasher, washing machine an American style fridge and freezer. Engineered oak flooring.

### Outside

### Garden

The property is approached from the front via paved steps that lead down to a wide paved area with bed to one side, planted with a variety of shrubs. To the side of the property there is a timber gate that opens onto a gravelled path, which leads to the rear garden. This has been laid to lawn with a paved seating area to the back of the house and gravelled path that leads to a gate, which opens to the car barn and parking. The garden provides a blank canvas for one's own planting designs.

### Car Barn and Parking

The car barn is located to the back of the property and approached via a gravelled drive to the left as one turns into the development. It is the furthest one on the right hand side. There is also additional parking.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band E  
Sustainable Wood Framed Double Glazing  
Air Source Heat Pump - Underfloor heating  
Communal Treatment Plant for Drainage  
Freehold with a community charge of about £600 per year  
No Onward Chain

### Directions

#### From Sturminster Newton

Leave Sturminster Newton via Bridge Street. Go over the bridge and head towards Sherborne. Turn left into Glue Hill heading towards Hazelbury Bryan. After about a mile and a half, proceed over the small bridge. Plumber Country House will be on the left and a little further on on the right will be the entrance to Plumber Farm. Turn onto the drive and then to the left, which leads to the barns. Postcode DT10 2AG

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.