

MN
MORTON NEW
COUNTRY PROPERTIES

Fifehead Neville, Sturminster Newton

Situated in a small rural community yet within easy reach of the market town of Sturminster Newton, this exceptional property offers not only an established home but also a rare opportunity to create an additional substantial residence. With land extending to just over 41 acres, it provides space, seclusion and scope to shape a lifestyle in the heart of the Dorset countryside.

The existing four-bedroom barn conversion is full of character, with vaulted ceilings, exposed timber A-frames and feature brick walls. At its centre lies a stunning open-plan kitchen, dining and family room designed for modern living and entertaining, while the separate sitting room with wood-burning stove and doors to the garden provides a welcoming retreat. The accommodation is completed by a principal bedroom with en-suite, three further bedrooms, a family bathroom, cloakroom and a useful utility/plant room.

What truly sets this property apart is its development potential. An existing metal barn has scope under Class Q regulations to convert to three houses or the option to be demolished and replaced by a dwelling of real scale and presence. The proposed plans suggesting five double bedrooms (four with en-suites), a family bathroom, multiple reception rooms, office space and generous open-plan living. This creates the possibility of a multi-generational set-up, a second home for investment or income, or simply the chance to design a dream residence alongside the existing conversion. The extensive land provides a wonderful setting for equestrian use, smallholding or simply enjoying open space and privacy. With plentiful parking, potential for stables/garaging/home office and separate access to the fields, the property is well-suited to those seeking a rural lifestyle with flexibility.

Offered with no onward chain, this is an extraordinary chance to enjoy Dorset country living while unlocking the potential of a sizeable development opportunity.





The Property

Accommodation

Inside

The property is approached from the lane onto a long drive that leads up to the barn and development area with the land stretching out to the sides and rear. The barn itself offers bright and spacious accommodation, which is arranged over one level. The oak front door opens into a welcoming entrance hall with access to the utility room and open plan living space with an inner hall providing access to the rest of the accommodation. There is ample room for coats, boots and shoes and the floor is laid in a practical tile - essential for rural living - and continues into the open plan living space, utility/plant room and the cloakroom. The large sitting room has double doors leading out to the garden and the exposed timbers and wood burning stove add character and warmth to the room. A fabulous family space or great for entertaining friends.

The heart of the home is the spacious open plan living space with enough room for a settee and a large dining table and chairs. The kitchen area is fitted with a modern range of soft closing units consisting of floor and eye level cupboards, tall larder style cupboard plus a walk in corner larder with shelves and bottle store. There are separate drawer units with cutlery and deep pan drawers. You will find a generous amount of wood effect work surfaces with a tiled splash back and a one and a half bowl stainless steel sink and drainer with a swan neck mixer tap. The dishwasher, larder fridge and tall freezer are integrated and there are three built in ovens plus an induction hob with an extractor hood above.

There are four good sized bedrooms, and the principal benefits from an en-suite shower room. You will also find the family bathroom, which is fitted with a modern suite consisting of a bath with mains shower above and a combination unit of a WC and vanity wash hand basin. There is also the utility room housing the ground source heat pump and the hot water cylinder plus plumbing for

a washing machine. There is plenty of storage available throughout the home with hidden alcoves and overhead mezzanine spaces.

Outside

The grounds of the barn lie to the front and side - mostly laid to grass and offering the chance to landscape to your own design. There is plenty of parking for cars, motorhomes, caravans and horse boxes. To the back of barn there is additional garden plus footings ready for building a stable/garage block. The proposed plans show four stables, tack room, store and garaging for three cars with a home office and further store above.

To one side of the existing barn conversion, there is a large double metal barn, which has scope to be demolished and a substantial family home built on its footprint or there is the option under Class Q regulations to convert the barn into three houses. There are gates opening to the land, which also has gates accessing the lanes and thereby allowing flexibility and potential to rent out part of the land for grazing.

The property offers endless opportunities as to how you might wish to use it - for your own total enjoyment with a touch of self sufficiency or to provide an income from renting out the land and the existing barn or the new residence or perhaps a different type of venture/adventure awaits.

Useful Information

Energy Efficiency Rating - C
Council Tax Band - E
Double Glazed Windows Throughout
Ground Sourced Heat Pump with Underfloor heating
Biological Sewage Treatment Plant
Freehold
No Onward Chain

Planning Information
2/2019/0940/FUL
Proposal: Change of use of land from agricultural to residential and erect garage and stable buildings.

(Demolish existing agricultural buildings).

Decision: Granted

Decision Date: 23/09/2019

The Location

Fifehead Neville

Fifehead Neville is a small rural village and civil parish in Dorset, England, set in the Blackmore Vale about two miles southwest of Sturminster Newton. With a population of just over 140, it has a peaceful, pastoral character and a long history, including the remains of a Roman villa and a medieval packhorse bridge over the River Divelish. The village church, All Saints, stands at its heart and the Brune family mausoleum is a notable feature in the churchyard.

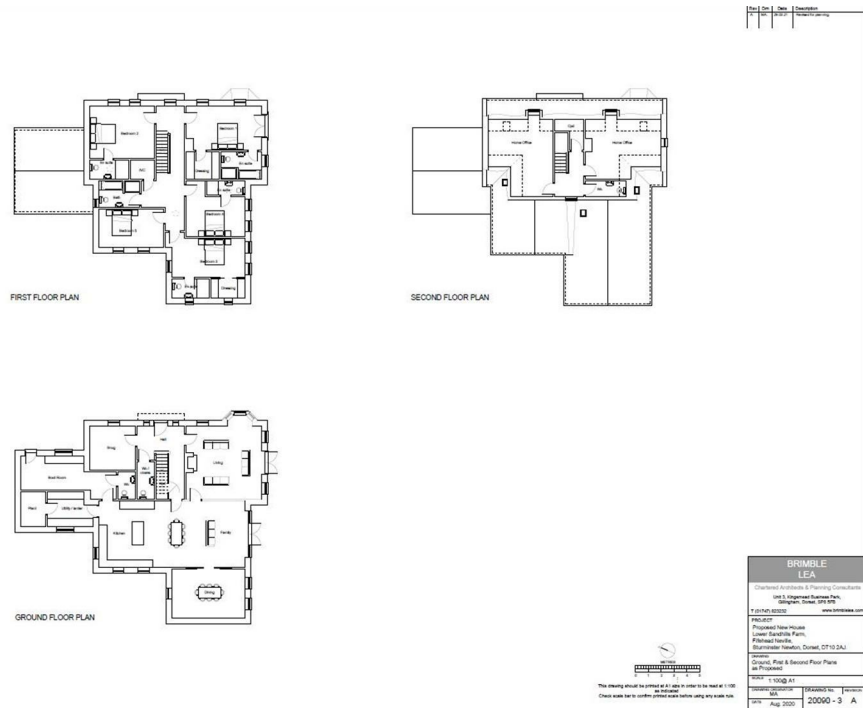
Facilities within the village itself are limited, but nearby Sturminster Newton offers shops, services, and a variety of independent businesses. Traditional country pubs and eateries can be found in surrounding villages, while holiday cottages and farm stays provide accommodation in and around the parish. The area is well known for its walking routes, countryside views, and historic character, making it a quiet but well-placed base for exploring North Dorset.

The area is well served by a range of state and independent schools. Close by is the primary school at Hazelbury Bryan plus further state schools will be found in Sturminster Newton, which covers primary age through to sixth form college. Private / independent schools, are easily accessible and include Milton Abbey School, near Blandford Forum, Bryanston School, also near Blandford, plus other well-known independent schools including Sherborne (Boys & Girls), Canford, Claysmore and Leweston,

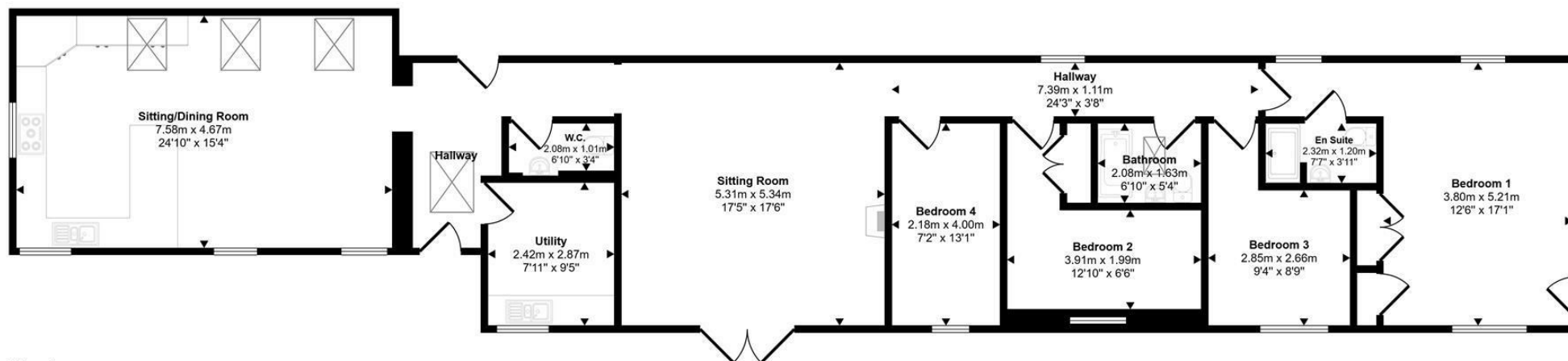
Directions

Postcode - DT10 2AJ

What3words - ///outlast.assures.transcribes



Approx Gross Internal Area
157 sq m / 1686 sq ft



Floorplan

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.

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