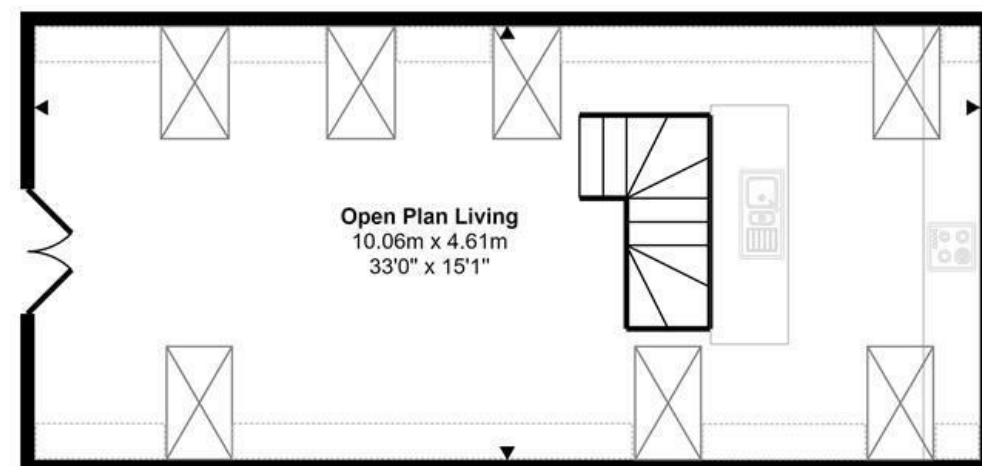


Ground Floor  
Approx 48 sq m / 514 sq ft



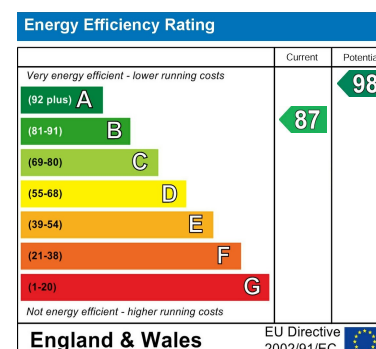
First Floor  
Approx 46 sq m / 499 sq ft

Denotes head height below 1.5m

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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Plumber Farm  
Sturminster Newton

Guide Price  
£375,000

A splendid semi detached barn conversion providing accommodation that is arranged over two floors with three good sized bedrooms, parking and presented to the market with 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 charming property has plenty of appeal with the exterior designed to blend harmoniously with the environment and has a pleasing back drop of the fields behind. 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. The barn provides contemporary style accommodation with a large open plan living space on the first floor taking advantage of the rural view 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 accommodation is arrange over two floor with the ground floor providing a welcoming reception hall, main bathroom and three good sized bedrooms, two with double doors leading out to the rear garden and the main with en-suite shower room. On the first floor there is a large open plan living space with kitchen at one end. Outside there are two parking spaces, plenty of visitor parking and an enclosed rear garden. DRAFT DETAILS





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

Pivot hinged, vertical panelled timber front door with inset peephole opens into the reception hall with cottage style window overlooking the courtyard to the front. Recessed ceiling lights. Smoke detector. Power points. Engineered oak flooring with underfloor heating. Stairs rising to the first floor and doors to the bedrooms and bathroom.

#### Bedroom One

Double doors opening out to the rear garden and paved seating area. Recessed ceiling lights. Power and television points. Double doors to large storage cupboard housing the electrics and underfloor heating pumps, fitted with light and power. Carpeted with underfloor heating. Door to the:-

#### En-Suite Shower Room

Opaque glazed window to the rear elevation. Extractor fan. Heated towel rail. 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

Double doors to the rear garden and opening out to the paved seating area. Recessed ceiling lights. Power and television points. Carpeted with underfloor heating.

#### Bedroom Three

Window overlooking the rear garden. Recessed ceiling lights. Power and television points. Carpeted with underfloor heating.

#### Bathroom

Opaque glazed window to the front elevation. Recessed ceiling lights. Extractor fan. Part wood panelled walls. Heated towel rail. 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. Airing cupboard housing the hot water cylinder. Engineered oak flooring with underfloor heating.

### First Floor

#### Sitting/Dining Area

Stairs rise and curve up to a bright and spacious open plan space with skylight to the front and rear with views

over the neighbouring countryside. To one side there is a Juliette balcony with a rural outlook. Ceiling lights. Exposed feature timbers. Two contemporary radiators. Power and television points. Engineered oak flooring. Openings to either side of the staircase to the:-

#### Kitchen Area

Skylights to front and 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 and inset one and half bowl sink with aerator swan neck mixer tap. Built in electric oven and induction hob with extractor hood above. Built in microwave plus integrated dishwasher, washing machine, fridge and freezer. Engineered oak flooring.

### Outside

#### Parking and Garden

There are paved parking spaces in front of the property for two cars, plus ample visitor parking. A timber gate to the side of the barn opens to the rear garden, which has two paved seating area immediately to the back of bedrooms one and two with the rest of the garden being laid to lawn. There is the heat pump, outside lighting and water tap. The garden is enclosed by timber fencing and has good degree of privacy.

### Useful Information

Energy Efficiency Rating B  
Council Tax Band C  
Sustainable Wood Framed Double Glazing  
Air Source Heat Pump - Underfloor heating  
Communal Treatment Plant for Drainage  
Freehold with a community charge of about £500 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.