

BAGBER

gth

STURMINSTER NEWTON





Bagber Cottage

Sturminster Newton, Dorset

DT10 2HS



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262.7sq m

Truly the best of both worlds – A charming and detached Grade II listed cottage and annexe with contemporary oak frame rear extension. Gardens and paddock amounting to approximately 1.21 acres, with stable/workshop and ample gated parking. No Onward Chain.

Freehold Offers Over £700,000

DESCRIPTION

Bagber Cottage is a substantial Grade II listed dwelling with origins believed to date back to 1710. The original property has stone elevations under a thatched roof, with a more recent and contemporary timber frame and brick clad extension, with tiled roof. The current vendors have lovingly refurbished the property since their ownership in 2004, not only extending the property but renovating the former attached Hay Loft, which now serves as a wonderful autonomous annexe or holiday let. The current vendors have created a much loved home, retaining many of its original features yet with a contemporary twist, using stunning oak detailing and glazing to the rear of the property, ensuring the views are fully appreciated. It is set within wonderful gardens and paddock amounting to approximately 1.21 acres and has the added benefit of a sizeable stable and workshop. The property sits individually within its own plot, with a real sense of privacy and impressive far reaching views. Walking and riding opportunities are good, with easy access to public footpaths and bridleways. The original C18 element of the ground floor retains all the period proportions and



character, with the principal reception room having generous ceiling heights and a pleasant outlook over the garden. The sitting room has an attractive inglenook fire with ornate woodburner and access through to the superb open plan kitchen/dining area. This wonderful living space has a triple aspect with bi-fold doors leading to the rear garden. The kitchen is fitted with a range of units, with sociable island unit, water softener, integrated dishwasher and space for a range of further white goods. A WC and utility area provides additional storage and plumbing for white goods. A study complete with super fast internet connection, and rear lobby complete the ground floor of the main residence.

On the first floor are three generous double bedrooms, all benefitting from en-suite facilities and offering pleasant views over the surrounding countryside. The principle bedroom forms part of the contemporary extension, with wonderful vaulted ceilings and exposed oak beams. The master suite has a galleried landing, fitted wardrobes, Juliet balcony and en-suite with bath and separate walk in shower.

OUTSIDE

The property has a gated driveway with plentiful supply of parking and turning space. The plot is level with front and rear gardens, predominantly laid to lawn with ornamental pond, mature trees, hedges and floral borders. The paddock is bordered by post and rail fencing. The stable block has a concrete base and has currently been converted as a most useful workshop with power and light.

SERVICES & OUTGOINGS

Mains water and electric. Oil central heating, boiler installed 2019. Septic tank drainage. Council tax band D.

SITUATION

Bagber is a small rural hamlet located only 2 miles from the former market town of Sturminster Newton, which offers a small range of shops and cafes, a supermarket, primary and secondary schools and a leisure centre. The larger towns of Sherborne, Shaftesbury and Blandford are



all within 10 miles. The area is renowned for its private schools, including the Sherborne Schools, Leweston, Bryanston and Clayesmore.

DIRECTIONS

What3words:///scoop.wins.limits

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1000 Mbps (Wessex internet).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).



VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT
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Bagber, Sturminster Newton, Dorset, DT10

Approximate Area = 2,492 sq ft / 231.55 sq m

Workshop/Stables = 336 sq ft / 31.23 sq m

Total = 2,828 sq ft / 262.78 sq m

For identification only - Not to scale



© 2024 Greenslade Taylor Hunt. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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