



Sunnybanks

Woodlands Farm, Bagber, Sturminster Newton, Dorset DT10 2HS

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An attractive and very well-presented four bedroom property with an annexe, extensive grounds, yard and stables, set in a delightful rural location with amenities just a short drive away.

GUIDE PRICE £1,250,000

THE AGENT SAYS...

Nestled in the beautiful Blackmore Vale this fantastic property is an equestrian's dream, boasting a stable block with enclosed yard, 4.12 acres of grounds with multiple fenced paddocks, and plenty of room to park a horsebox or lorry.

All this space for four-legged friends is not at the expense of their owners. Sunnybanks is a most attractive house with highly flexible accommodation and spacious, light rooms. At the front of the property there is an annexe, with internal and external access, that offers independent accommodation but with connection to the main house - perfect for guests or multi-generational households. The rest of the living accommodation has a lovely sense of flow with the sitting room, dining room and kitchen all interconnecting. The extension housing the dining room is wonderfully bright and has wrap-around views over the rear garden. There is also an all important boot room and sizeable utility - essential for lovers of the outdoors.

The property sits within its own grounds with the garden wrapping around the house. At the front there are lovely views over the paddocks and at the rear there is a large lawned garden with kennels and a greenhouse. The property has driveways front and rear, and there is enclosed parking in the carport and double garage in the rear yard, adjacent to the stables.

Properties like Sunnybanks are rarely available and this home really does have it all, with no compromises on human or equine comfort: this is one not to be missed.





THE PROPERTY

Ground Floor

The main entrance at the front opens to a large hall with multiple built-in cupboards and a handy WC. Doors lead off the hall to all the ground floor accommodation and stairs rise to the first floor.

At the front of the property is a bright and spacious annexe with delightful views over the paddocks. The annexe consists of a large double bedroom, full bathroom, and a combined kitchen/dining/sitting room. The annexe kitchen has an external door in addition to access via the bedroom.

On the opposite side of the house is the sitting room which enjoys three aspects, with French doors at the front offering a view over the paddocks and access to the veranda. The fireplace wall has been papered as a feature and a multi fuel stove creates a cosy ambience. At the rear of the room double doors lead through to the dining room.

The dining room occupies the majority of the rear extension and offers plenty of room for entertaining. Skylights and multiple windows flood the room with light and French doors lead out to the rear garden. A long breakfast bar provides a sociable bridge between the dining room and the kitchen, with room for three or four people to sit comfortably and chat to the cook or enjoy a casual meal.

The solid wood kitchen features an unusual elliptical central island (with storage) which offers workspace where the cook can socialise with those at the breakfast bar. Other features include a huge range cooker with a leaf design splashback, built-in microwave, a steam oven and a corner sink. There is plenty of space for a fridge-freezer and a full height pantry cupboard.

Off the dining room is a boot room with access to the garden, a separate WC, and a very spacious utility room with abundant storage, sink and drainer, space and plumbing for two washing machines and vented tumble drier, and plenty of worktop space. The boot room has a large internal window which provides light to the adjoining study, which is accessed from the entrance hall.





First Floor

At the top of the stairs is a galleried landing which is lovely and bright and has plenty of space for a desk and an easy chair. The double-aspect principal bedroom has lovely proportions and is bathed in light. Fitted wardrobes and drawers make the most of the sloping ceiling and the decadent en-suite has a full-size bath and separate walk-in shower, with WC, basin and storage.

Bedroom two is another very generous double room and bedroom three is smaller but still a good-size double. The large family bathroom is well-presented and has a separate shower and bath.

GARDENS & GROUNDS

At the front of the property a driveway abuts the house and provides parking for several cars. Alongside the drive is a large island bed planted with shrubs and a lawn wraps around this and the side of the house. There is a further planted bed in the far corner. A beech and laurel hedge, with post and rail fencing behind, separates the garden from the paddocks beyond. A pedestrian gate leads to a strip of land used to keep chickens and from here another pedestrian gate opens into the paddock in front of the house.

A further driveway at the rear of the property adjoins the rear garden and is the main access for vehicles. The drive is enclosed by double field gates and alongside these is a double garage. The field gates open to a yard area which has a carport providing covered parking for three vehicles. Beyond this is the stable block which comprises four large stables, feed room, tack room, rug room and barn, with an enclosed yard in front. At the rear of the stables is a workshop/garden store within a paddock and next to the stables is an area of land used for growing fruit and vegetables. There is vehicle/equestrian access from the stables up past the house to the multiple paddocks at the side and front. The property has 4.12 acres of grounds in total.

The rear garden is laid to lawn and a block path up the centre leads to the dining room and boot room. At the end of the garden there are timber kennels, log shed, garden shed and a greenhouse. There is pedestrian access to the garden/rear yard via a small timber gate at the end and also alongside the garage.



SURROUNDING AREA

Bagber is a hamlet in the renowned Blackmore Vale, located within striking distance of a number of small towns. Stalbridge (about 3 miles away) has a small supermarket, butcher, doctor, dentist, library, primary school and post office. Sturminster Newton (1 mile) has good facilities including a primary school and secondary school. Independent schools are available in Sherborne, Blandford and the surrounding areas. There is a network of bridleways (and footpaths) within a short distance of the property.





DIRECTIONS

From Sturminster Newton cross the bridge out of the town and turn right onto the A357. Continue for approximately one mile through Rolls Mill. Go past the turning on your left to Puxey Lane and there will be a turning on the right that takes you to Sunnybanks.

SERVICES

Mains water and electricity. Septic tank drainage. Oil-fired central heating.

LOCAL AUTHORITY

Dorset Council - Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating D

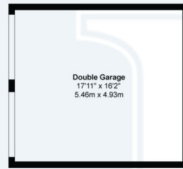
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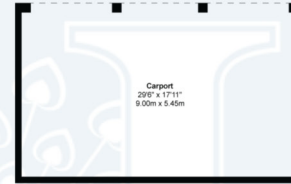
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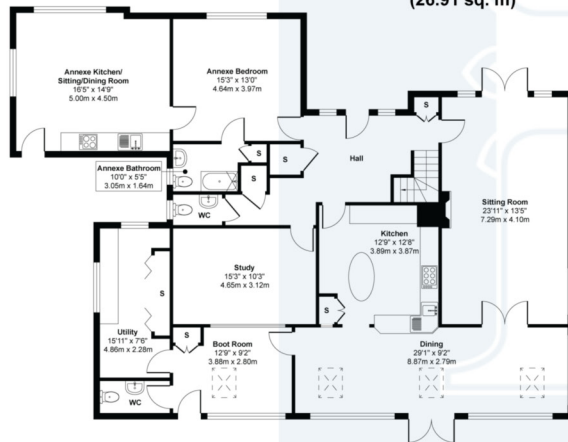
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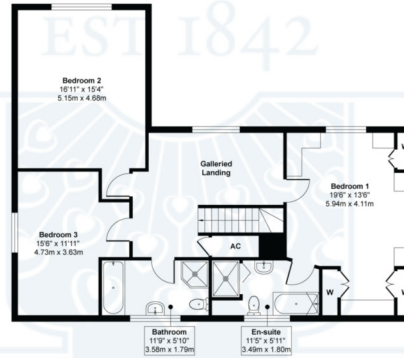
Garage
Approximate Floor Area
290 sq. ft
(26.91 sq. m)



Carport
Approximate Floor Area
518 sq. ft
(48.15 sq. m)



Ground Floor
Approximate Floor Area
1,908 sq. ft
(177.25 sq. m)



First Floor
Approximate Floor Area
999 sq. ft
(92.82 sq. m)



Outbuilding
Approximate Floor Area
1,443 sq. ft
(134.11 sq. m)

Approximate Gross Internal Floor Area 5,158 sq. ft / 479.24 sq. m

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