



Plush, Dorchester

£1,150,000





An exceptional five-bedroom barn conversion with stunning views over the unspoilt surrounding countryside in this highly sought-after village. EPC band C

The Old Grainstore is a stunning, modern conversion offering contemporary accommodation in excess of 3,700 sq ft and set within about one acre of garden in the much sought-after village of Plush in the Piddle Valley. Formerly a grainstore on a working farmyard, this low energy home offers functional modern space and eco-living in an elevated position and offering uninterrupted south easterly views over its own land and the dramatic, steeply rising hillside beyond which forms part of this wonderful rural valley. The property is timber clad under a slate roof and has been finished to the highest of standards. The property was designed to interact seamlessly with its surroundings and there are large glass panelled, tri-folding doors and windows throughout allowing the building to be filled with natural light. The generously proportioned kitchen/breakfast room has oak flooring, cream units with integrated white goods, a breakfast island, Smeg range oven and double ceramic sink. To the rear of the property is a useful utility room with plumbing for washing machine. There is a study which could also be considered as a ground floor bedroom. The sitting room is particularly impressive and continues the neutral theme with oatmeal carpet and white washed walls. It is triple aspect with views towards the meadow and hills and there is also the addition of a wood burner. A dining room is also located towards the front of the property with tri-folding doors leading to the front terrace.



From the hallway stairs lead to a good size landing. On the easterly side of the property is the master bedroom with Juliet balcony, attached dressing room and bathroom. On the westerly side of the property is the large guest bedroom with linked en suite shower room. There are three further double bedrooms and a good size family bathroom.

Piddletrenthide 1 mile * Dorchester 9 miles * Sherborne 11 miles * The coast at Ringstead 13 miles (all distances approximate).

For anyone wishing to live amongst some of the most beautiful countryside in the South West, immortalised by Thomas Hardy, it would be hard to beat this area in Dorset. Plush is a small peaceful village in a justifiably designated Area of Outstanding Natural Beauty about a mile east of the sought after Piddle Valley. The village has an active community with the popular Brace of Pheasants public house and a thriving cricket club at its heart. The larger village of Piddletrenthide is just one mile, where there is a sustainable village shop, a hair salon, the parish church of All Saints, two public houses and the highly regarded Piddle Valley First School, lauded in a Tatler Magazine and designated as 'outstanding' in every way by OFSTED.

About 9 miles away lies the County town of Dorchester where there is an excellent range of shops, schools and restaurants as well as the county hospital and mainline railway station to London Waterloo. The village is within easy access of the attractive Abbey town of Sherborne to the north and the coastal resort of Weymouth to the south, giving access to the Jurassic coast, a designated UNESCO World Heritage Site.



The area is well served for both state and private schools. In the nearby Piddletrenthide is the Piddle Valley First School, other state schools include the Middle School and Thomas Hardy School in Dorchester and the Gryphon School in Sherborne. Public schools include Sherborne School for Boys, Sherborne School for Girls, St Antony's Leweston, St Mary's Shaftesbury, Bryanston, Canford, Milton Abbey and Clayesmore School. Preparatory schooling at Sunninghill School, Perrott Hill, Port Regis, Sandroyd and Sherborne Preparatory School.

The area is renowned for its sporting and leisure pursuits which include golf at Dorchester Came Down and Sherborne golf clubs, racing at Wincanton, Taunton, Salisbury, Bath and Exeter, riding and walking in the magnificent surrounding countryside and sailing and water sports along the coast which is now recognised as a World Heritage site.

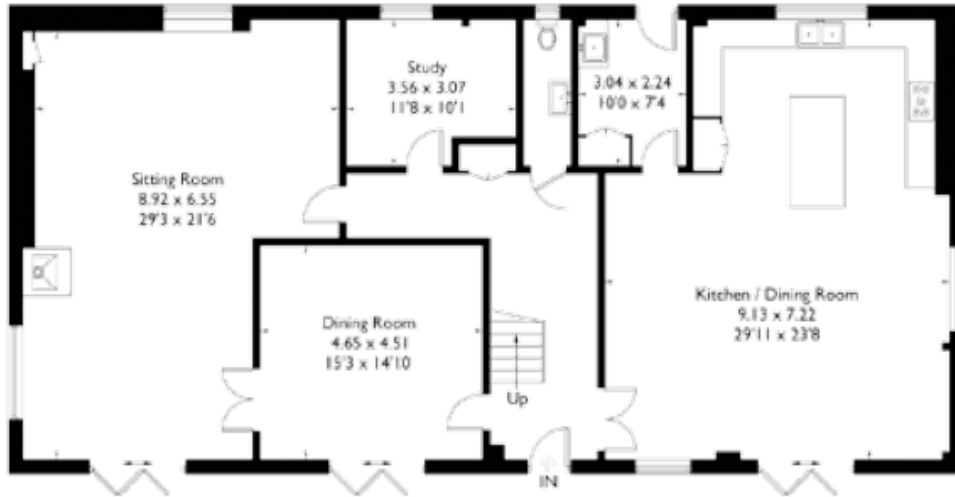
The property is accessed via a five bar gate onto a gentle, sloping driveway which leads down to a gravelled parking area where is a planning permission for a car port. To the rear of the property is a generous size garden which has been laid to lawn with a wild flower meadow. A high hedgerow allows for additional privacy in an already established secure and secluded spot. To the front of the property is a slate terrace with steps leading down to a paddock set against the back drop of rolling hills and uninterrupted views of the Dorset countryside.

There is planning for a large 9m x 6m outbuilding with ample parking for 2 cars and workshop area. On the first floor there is a large room with triple aspect which can either be accessible from an internal or external staircase which could be used as an office/playroom or alternatively, could be converted into an annexe.

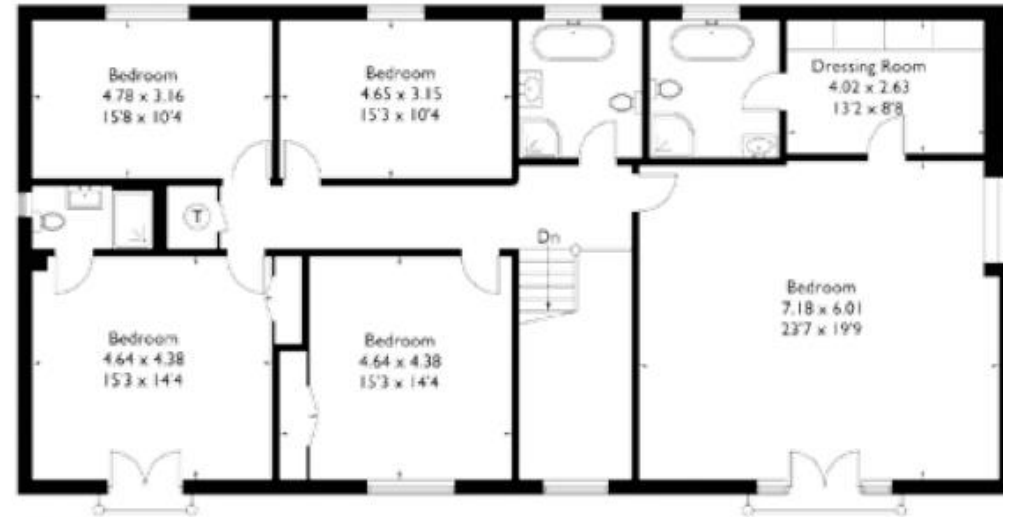
TENURE AND POSSESSION

Freehold with full vacant possession upon completion.

FLOORPLAN



Ground Floor



First Floor