

The Studio,
Donhead St Mary, Dorset



Strutt
& Parker

Land and property. Since 1885.

Main barn 2,845 sq ft (264sq m)

Studio barn 729 sq ft (68sq m)

Full planning consent | Stunning views | About 1 acre | Freehold

Offers over £2,000,000





CGI

A fantastic development opportunity to convert a substantial property in a prime village location with spectacular views

The property

A wonderful opportunity to create a fabulous country house with around 5,000 sq ft of living space, plus garaging. The property is set on the edge of the village of Donhead St. Mary and is surrounded by beautiful countryside within the Cranborne Chase National Landscape.

With planning reference PL/2025/06296, the principal studio currently represents a substantial collection of converted farm buildings used as exhibition studios. The proposed accommodation is arranged on one level around a large, open-plan kitchen/dining/living room. The contemporary style will incorporate triple aspect French windows opening in all directions making the most of the natural light as well as the far reaching countryside views. The layout has been designed to provide 4 large bedrooms but there is scope for the purchaser to change the internal arrangements to suit their own requirements. The principal barn has already been installed with a kitchen, bathroom and services which include a private oil supply, private drainage and mains electricity.

The property consists of a large open studio, previously used by the owner for the display of art and sculpture. Presently the accommodation has a modern kitchen and bathroom facilities and an office with mezzanine floor. The studio has the advantage of natural light in all aspects and to the south is a large sunken courtyard that connects all sides of the building facing south and has access by 5 doors. The courtyard, with planning would make an extraordinary orangery. The present owner has taken professional advice and has been advised that the planning would go through as its infill and doesn't exceed the height of the present building. To the east of the property is a large, raised terrace with stunning views over the surrounding countryside. Presently there is a 5-car garage which could be used as alternative accommodation i.e. offices, gym etc. There is the possibility of creating new garaging elsewhere on the property and convert the present area outside the garages and studio to gardens.

The studio barn has a complete open aspect with vaulted ceiling and double windows to three sides of the building. It has underfloor heating and all the other facility arrangements ready to install. There is a further storage shed on raised ground that could have windows installed to make a workshop again with extraordinary views.

The property is currently offered with approximately 1 acre of land with the opportunity to purchase the adjacent orchard of about 3 acres by separate negotiation.



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Location

The property is set in the picturesque village of Donhead St. Mary, in an idyllic rural position in the heart of the Cranbourne Chase Area of Outstanding Natural Beauty, offering stunning views across the surrounding countryside. The village has a parish church and a village hall, while the nearby village of Ludwell, a mile away, provides several local amenities, including a post office, village store, local pub and primary school. The historic market town of Shaftesbury offers a good choice of shops, supermarkets and leisure facilities, while Tisbury offers further amenities and schooling, as well as a mainline station, providing direct services to London Waterloo. Historic Salisbury is 18 miles away, with its wealth of shopping and leisure facilities. Local road connections include the A350, which provides easy access to the A303.

Postcode region: SP7

Agents note

All CGI's featured within this brochure are conceptual and are for visualisation purposes only. They do not correspond to the current planning consent.

General

Local Authority: Dorset Council

Services: Mains electricity and water. Oil heating and private drainage system. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: To be confirmed

EPC Rating: E

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



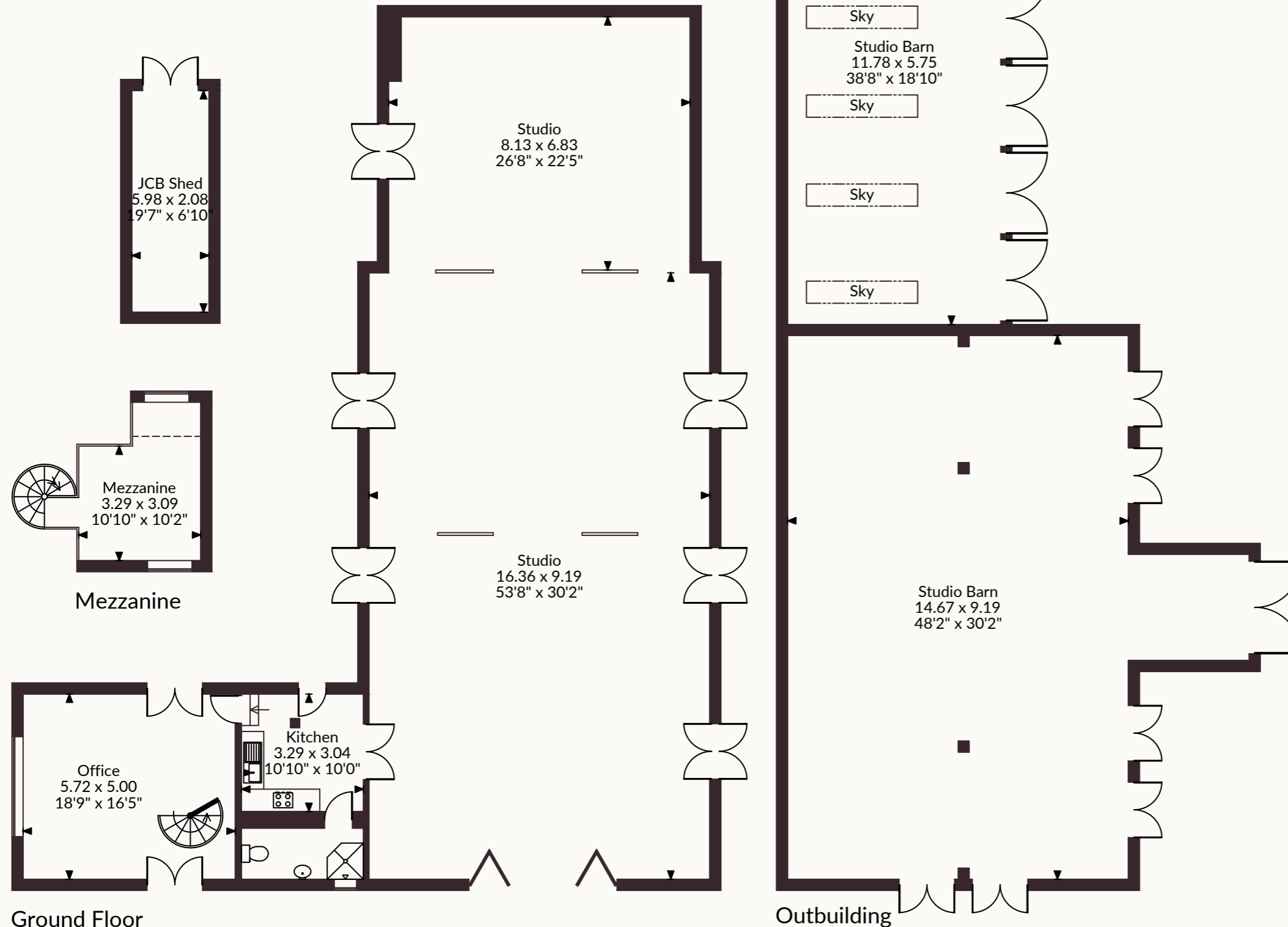
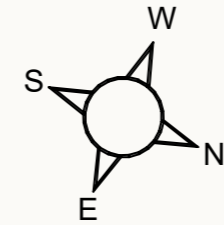
The Studio Berrywood Lane, Donhead St. Mary, Dorset

Main House internal area 2,845 sq ft (264 sq m)

Studio Barn internal area 2,281 sq ft (212 sq m)

JCB Shed internal area 134 sq ft (12 sq m)

Total internal area 5,260 sq ft (489 sq m)



Strutt & Parker Salisbury

41 Milford St, Salisbury SP1 2BP

01722 344010 | salisbury@struttandparker.com

@struttandparker struttandparker.com

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Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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