



The Long Barn, Thornhill, Stalbridge, Sturminster  
Newton, Dorset

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# The Long Barn

## Thornhill, Stalbridge, Sturminster Newton, Dorset DT10 2SG

An impressive barn conversion with stylish accommodation, an annexe and outbuildings

Sturminster Newton 4.9 miles, Sherborne 8.3 miles, A303 9.5 miles, Shaftesbury 9.6 miles

Entrance Hall | Drawing room | Kitchen/ breakfast/living room | Games room | Utility Boiler room | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms Sitting area | Library area | 2 Bath/shower rooms Study | Store | Annexe with sitting room, kitchen, cloakroom, 1 bedroom & bathroom Studio | Workshop | Garage | Barn | Gardens EPC Rating E

### The property

The Long Barn is a beautifully appointed barn conversion that offers 3,800 sq. ft of stylish, flexible accommodation arranged over three floors.

In the main house, the décor is stylish and elegant, with exposed timber beams complemented by wooden and tiled flooring, wooden internal fittings and contemporary details. The heart of the home is the open-plan kitchen/breakfast/living room – a 40ft entertaining space with sliding and bi-fold glass doors to the front and rear, and a galleried landing with library area above. The living area has a woodburning stove while the kitchen has wooden storage units and worktops, as well as a stainless steel range cooker. Also on the ground floor is the 28ft drawing room and the games room with its impressive steel and wooden staircase and walkway above, which leads to a study and store. A boiler room, shower room, utility and cloakroom complete the ground floor.

The first floor has three double bedrooms including the principal bedroom with its en suite shower room. The first floor also has a family bathroom and a shower room, adjacent to a sitting area which has steps up to bedroom 3.

The annexe is located in one of the outbuildings and includes a sitting room, WC, a potential kitchen (currently used as a dark room), a double bedroom and an en suite bathroom room. It is ideal for use by family members, guests or as a holiday let (subject to the necessary consents).

### Outside

The property has plenty of off street parking space in an appealing courtyard, which provides access to the annexe and other outbuildings, including the 29ft studio with its vaulted ceiling and skylights overhead. There is also a large workshop, a garage and a separate barn. The property offers an attractive, sheltered, well-maintained garden at the rear which is southwest-facing and welcomes plenty of sunlight through the day. It includes paved terracing, an area of lawn, an ornamental pond, well-stocked flowerbeds, raised beds, and various border shrubs and trees.

### Location

The property is in a rural position just outside the village of Stalbridge, a highly sought-after village located between the popular Dorset towns of Sherborne and Shaftesbury. The village has a small supermarket, a post office, local pubs and restaurants, a village hall and a parish church. Sturminster Newton provides further everyday amenities, while both Sherborne (approximately eight miles to the west), and Shaftesbury (approximately nine miles to the northeast) offer a choice of shopping, supermarkets and leisure facilities. Schooling in the area includes a primary school in Stalbridge, primary and secondary schooling in Sturminster Newton and a choice of independents in Sherborne, including Sherborne School and Leweston School.



















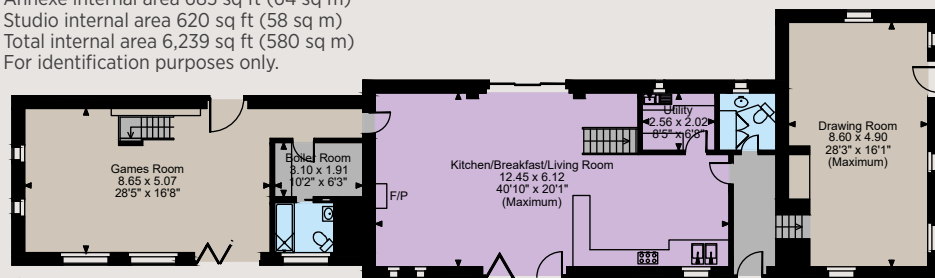




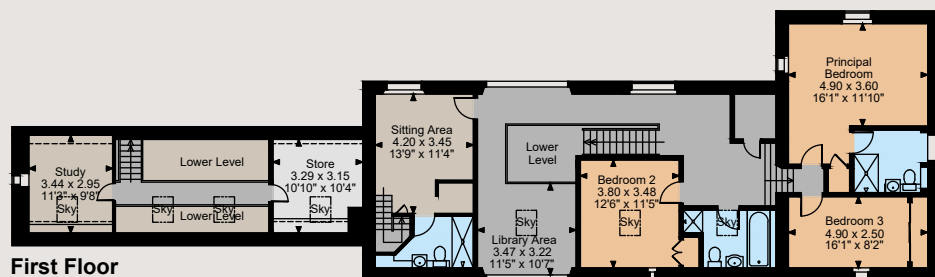


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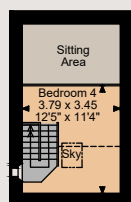
House internal area 3,800 sq ft (353 sq m)  
Garage & Workshop internal area 520 sq ft (48 sq m)  
Barn internal area 616 sq ft (57 sq m)  
Annexe internal area 683 sq ft (64 sq m)  
Studio internal area 620 sq ft (58 sq m)  
Total internal area 6,239 sq ft (580 sq m)  
For identification purposes only.



Ground Floor



First Floor

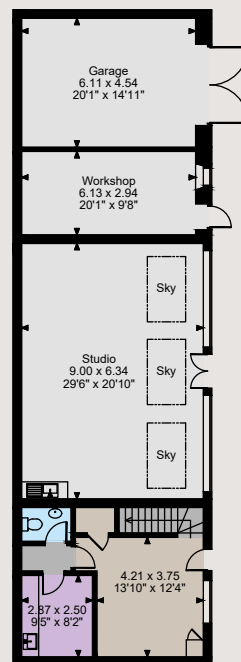
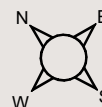


Second Floor

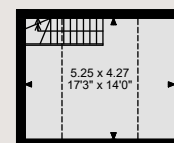
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

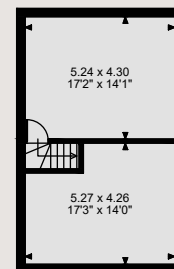
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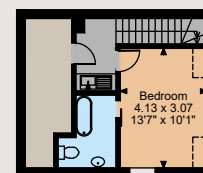
Annexe Ground Floor



Barn First Floor



Barn Ground Floor



Annexe First Floor

## Location cont.

The area sits within easy reach of several key A-roads including the A303, whilst rail services are available at Sherborne (2 hours 15 mins to London Waterloo). Airports can be found at Bristol and Bournemouth.

## Directions

From Salisbury, head southeast on the A354 for 21 miles and at the Hill Top Roundabout in Blandford Forum, take the third exit onto the A350. After 2.3 miles, turn left onto the A357 and after a further 11 miles, you will find the entrance to the property on the left, just down a small track.

## General

**Local Authority:** Dorset County Council

**Services:** Mains electricity and water. Private drainage. Heating via air-source heat pump.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £995,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

**01722 344010**

salisbury@struttandparker.com  
struttandparker.com



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