



Symonds
& Sampson

The Old Stables

Middlemarsh, Sherborne

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Middlemarsh
Sherborne
Dorset DT9 5QN

A detached four-bedroom stable conversion situated in the picturesque village of Middlemarsh, offering flexible accommodation across two floors. The property includes a 1,459.5 sq ft commercial barn, a paddock, and ample space ideal for a home-based business.



- Four bedroom stable barn conversion
- Spacious and well presented accommodation throughout
- Views over the neighbouring countryside
 - Commercial barns and paddock
 - Ample off street parking
 - No onward chain

Guide Price £750,000

Freehold

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THE DWELLING

Converted in 1979 from a former stabling block for the local public house, this four-bedroom property offers spacious and flexible accommodation over two floors.

ACCOMMODATION

The ground floor is designed with a focus on the kitchen and dining area, offering generous and versatile living spaces. The kitchen is fully equipped to meet all your culinary needs, featuring a stylish Shaker-style Howdens design with oak worktops and integrated appliances. The adjoining dining area is spacious and filled with natural light, with direct access to both the conservatory and snug. A hallway extends from this area, leading to the fourth bedroom and additional living spaces. On the opposite side of the kitchen, the utility room offers ample space for white goods alongside a boot room. Both the front and side entrances are conveniently equipped with cloakrooms.

The first floor features a master bedroom and a family bathroom. Bedrooms two and three, accessible via the store room or the second staircase, share a convenient Jack and Jill bathroom.





GARDEN AND OUTBUILDINGS

The rear garden, predominantly laid to lawn, backs onto open countryside and features a patio area at the back of the property. Well-maintained flower beds, mature trees, and shrubs add to the garden's charm. A side gate leads to the driveway, which provides access to a workshop equipped with lighting, power and ample rafter storage.

Gravelled parking area with gates to secure stoned yard area with modern workshop building, further outbuildings and level small pasture paddock.

A steel portal frame building measuring 18.31m x 7.24m (60ft x 24ft). The elevations are concrete walls to 2m with timber cladding above, steel roof and concrete floor to the main workshop. Roller shutter door to front with electricity and water connected. Part of the building is open fronted barn/store with stone floor. Adjoining the workshop building is a further timber framed outbuilding currently used for storage.

A level stoned and part concrete yard area provides external storage. From the yard area is a gate to level pasture paddock surrounded by mature hedgerows and small pond.

SITUATION

Situated in the Blackmore Vale countryside, the property is located in the village of Middlemarsh, which features a public house with accommodation and a wellbeing nursery with a therapy garden. Cerne Abbas, approximately 5 miles south, offers amenities such as a general store, primary school, doctors' surgery, St Mary's Church, and three public houses.

The village is about 7 miles south of Sherborne, known for its independent shops, supermarkets, restaurants, and excellent schools. Nearby towns include Dorchester and



Yeovil, both 11 miles away. Sherborne and Castle Cary stations offer train services to London, with Bournemouth, Bristol, and Exeter Airports within reach.

DIRECTIONS

What3words - ///////////////contained.gliders.cheesy

MATERIAL INFORMATION

Mains electric and water are connected to the property. Oil fired central heating.

Private drainage via cess pit

Broadband - Ultrafast broadband is available. Mobile phone network coverage is limited inside and is likely outside on most major networks.

(Information from Ofcom <https://www.ofcom.org.uk>)

Dorset Council

Council Tax Band: E - The workshop and yard are subject to business rates.

AGENTS NOTE

A public footpath extends from the road through the property's driveway, continuing into the field located behind the property.

Please note, that the property lies within an area with a high risk of flooding from surface water.

The workshop building and yard was granted planning permission in 2015, application no. WD/D/15/001034, subject to use of existing fencing company. It should be noted that this is a sui generis use and that the property has been used for a number of years for commercial purposes, but any alternative uses would require amendment to the planning consent. It should be further noted that business rates have been paid on the property for a number of years.



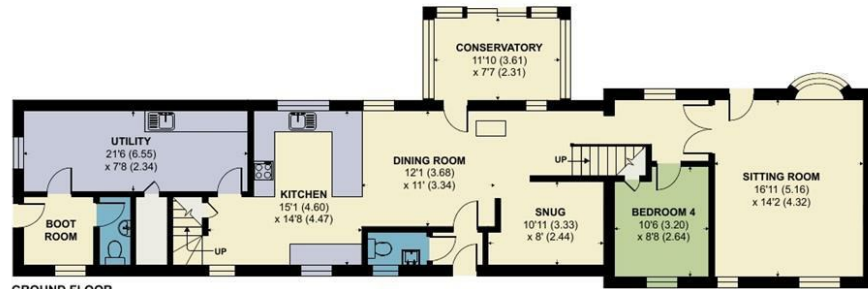
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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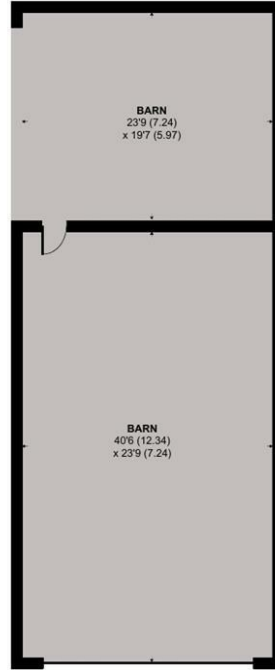
Approximate Area = 1954 sq ft / 181.5 sq m
 Limited Use Area(s) = 426 sq ft / 39.4 sq m
 Outbuilding(s) = 1729 sq ft / 160.5 sq m
 Total = 4106 sq ft / 381.4 sq m
 For identification only - Not to scale



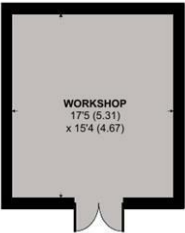
FIRST FLOOR



GROUND FLOOR



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecem 2024. Produced for Symonds & Sampson. REF: 1173900



SHER/AW/0924



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