



Longburton
Barns

THE BRITISH COUNTRYSIDE
WITH FIELDS OF GOLD AND
MEADOWS GREEN,
QUIET HUMMING OF
NATURE IN THE WARM
SUMMER BREEZE





LONGBURTON BARNs

Stonecombe Properties has converted five stone barns in the rural village of Longburton into two & three-bedroom properties. Nestled within acres of green fields and not far from the beautiful town of Sherborne, these properties are fitted with all the modern conveniences yet are still in keeping with the 15th-century feel of the village.

Turning into the development from the village road, one is presented with an open courtyard surrounded by the converted barns. Their gardens extend into the courtyard to give the homes privacy. Beyond units C and D there is dedicated parking under oak-framed carports, along with further on-site parking.

Apart from the exterior stone walls, these properties have been completely rebuilt with brand-new roofs, front doors, double-glazed windows and bi-fold doors, plus new heating and plumbing systems.

Each home has been future-proofed and is energy efficient with a high EPC rating. These homes have been designed to be warm homes and have been fitted with electric underfloor heating to the ground floor and radiators to the first floor.

Each property has been individually designed with its own details and characteristics, making each home unique.





BRITISH COUNTRYSIDE

The Village of Longburton is situated in the scenic Shire of Dorset, roughly 3.5 miles from the picturesque town of Sherborne, one of the most beautiful towns in England. The charming, honey-coloured town is brimming with history and heritage. With two castles, an Abbey and lots of medieval buildings to admire, this delightful town has plenty to discover. There is also a main line railway station to London and the West Country.

Longburton sits on a narrow outcrop of Cornbrash limestone at the western end of the Blackmore Vale, which is part of the Stour Valley. This stunning part of Dorset is a broad stretch of gently rolling countryside falling between the Cranborne Chase Area of Outstanding Natural Beauty to the east and the chalk Dorset Downs of the south.

Outdoor activities are plentiful in this area with two well-known golf clubs, a fishing lake at Sherborne Lake (part of Sherborne Castle), miles of footpaths for walking and even the National Cycle Network Route 26 which connects Glastonbury in Somerset to the Isle of Portland coast via Dorchester and Weymouth.

To the south of Longburton and past the Cerne Giant (a mysterious, club-wielding, naked male figure, cut into the chalk hill-side) is the historic market town of Dorchester situated on the banks of the River Frome. Steeped in history from prehistoric times, this town is not only Dorset's country town but also the birthplace of the famous author and poet Thomas Hardy.

South of Dorchester lies one of the most popular destinations in Britain - the Jurassic Coast, a 95-mile-long stretch of coastline recognised for its outstanding rocks, fossils and landforms by the UNESCO World Heritage Site.





THE VILLAGE OF LONGBURTON

Longburton appears to be a quaint and small village on the way to Sherborne, however, it has a very long and well-documented history dating back to the Medieval period. Originally belonging to the See of Sarum (part of Salisbury in the Medieval period) its manors were granted to Edward Seymour, 1st Duke of Somerset, brother to Jane Seymour the third wife of King Henry VIII. However, after his execution, the manors were granted to Sir Walter Raleigh, one of the most notable figures of the Elizabethan era who played a leading part in the English colonisation of North America. The successors of the village and manors have added to the village, notably the small chapel to the north of the church chancel with effigies of family members including ancestors of the Winston Churchill family.

Located on the outskirts of Longburton, West Hall is one of Dorset's most historic Tudor stone-built manor houses, surrounded by formal gardens and sweeping parkland. The ancient iron-studded front door still bears the axe marks where the Roundheads, under Oliver Cromwell, tried to beat down the door, because they suspected Charles I may have been hiding within the ancient stone walls.

Longburton benefits from the popular Rose & Crown freehouse, an award winning 14th century thatched pub. The surrounding area and Sherborne offer a wide choice of well-regarded schools, with the independent day and boarding school of Leweston School only a stone's throw away.





UNIT A

A well designed two bedroom home with a large living and dining room overlooking the front garden. The front of the house benefits from the afternoon sun with its westerly aspect. Upstairs there are two good sized double bedrooms and a bathroom.

Total Sq footage 90m²/968sqft

GROUND FLOOR

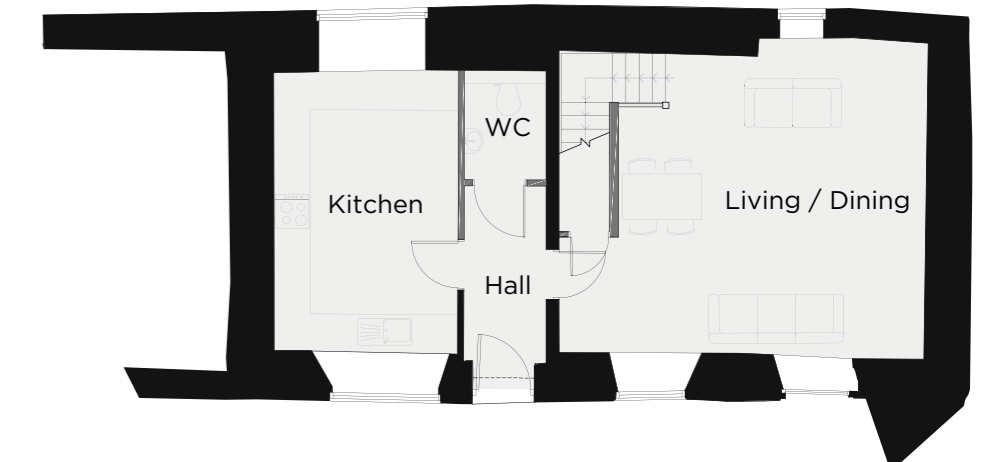
Living/Dining Room	6.0m x 5.2m	19'8" x 17'0"
Kitchen	4.65m x 3m	15'3" x 9'10"

FIRST FLOOR

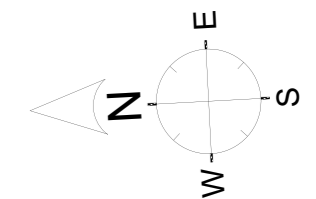
Bedroom 1	3.69m x 5.12m	12'1" x 16'9"
Bedroom 2	3.68m x 3.37m	12'0" x 11'0"
Bathroom	1.6m x 1.6m	5'2" x 5'2"



First Floor Plan



Ground Floor Plan





UNIT B

Nestled into the corner of this development sits Unit B, a two storey conversion with a large open plan kitchen / living and dining area. Through the front door of this property the hall leads to the utility room, cloakroom and storage cupboard as well as bedroom 3 and its en-suite. A few steps down to the open plan living area opens out onto the front garden. Upstairs there are two further bedrooms and a bathroom.

Total Sq footage 133m²/1431 sqft

GROUND FLOOR

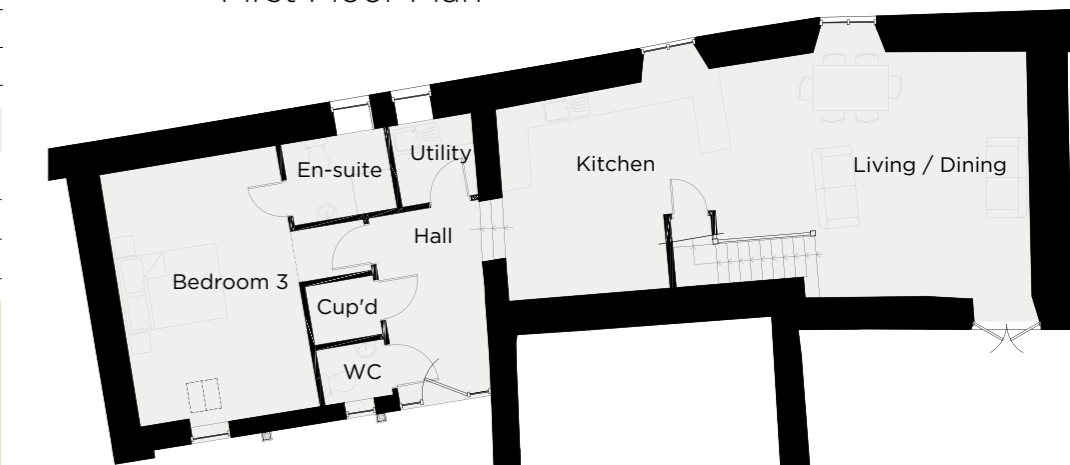
Living Room	5.9m x 4.8m	19'4" x 15'8"
Kitchen / Dining	4.15m x 4.6m	13'7" x 15'1"
Bedroom 3	3.5m x 5.2m	11'5" x 17'0"
Bedroom 3 En-suite	2.0m x 1.6m	6'6" x 5'2"

FIRST FLOOR

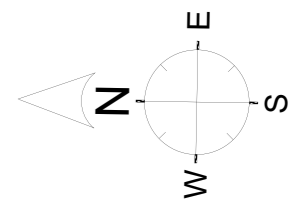
Bedroom 1	4.47m x 4.9m	14'7" x 16'0"
Bedroom 2	3.8m x 3.0m	12'5" x 9'10"
Bathroom	2.8m x 1.9m	9'2" x 6'2"



First Floor Plan



Ground Floor Plan





UNIT C

An impressive three bedroom home with a large family living area opening out into the front garden. This property is south facing and benefits from the sun throughout the day. On the ground floor there is a downstairs cloakroom and storage cupboard, bedroom 3 and the large living / kitchen and dining area. Upstairs there are two bedrooms and a bathroom plus an en-suite to bedroom 1.

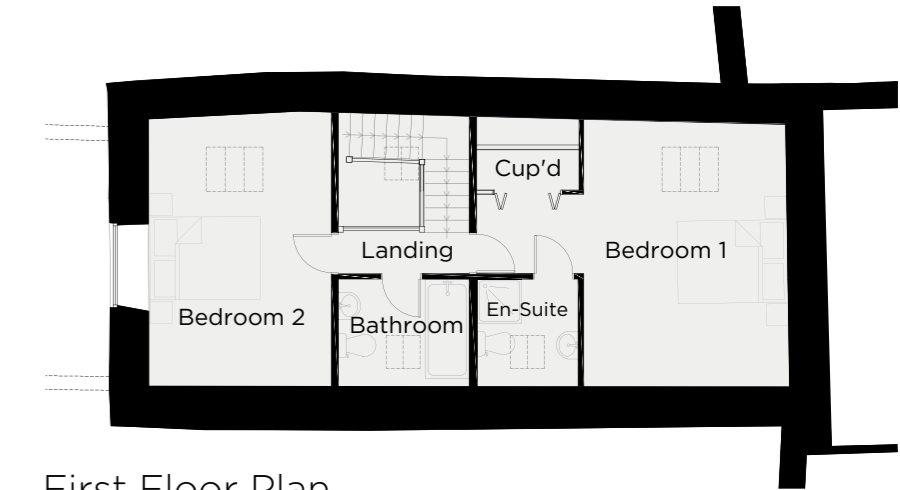
Total Sq footage 114m²/1227sqft

GROUND FLOOR

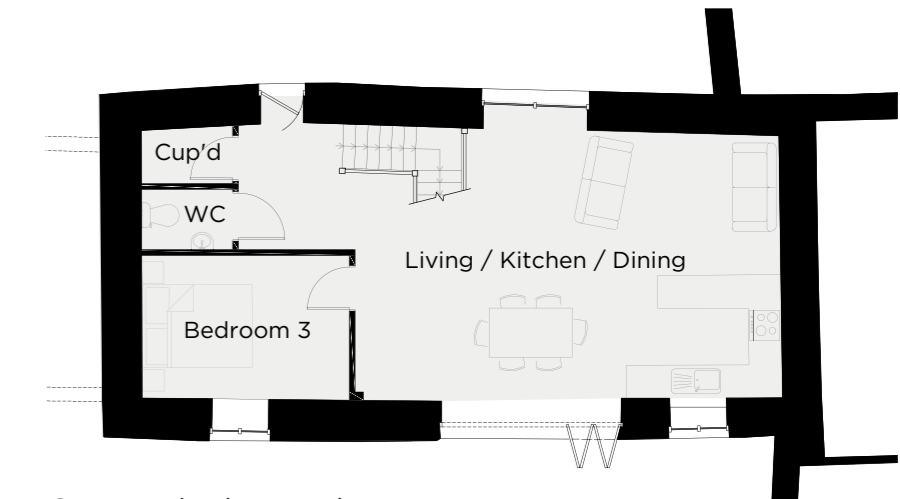
Living / Dining / Kitchen	9.8m x 4.8m	32'1" x 15'8"
Bedroom 3	4.9m x 3.3m	16'0" x 10'9"

FIRST FLOOR

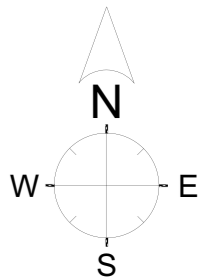
Bedroom 1	4.47m x 3.7m	14'7" x 12'1"
Bedroom 1 En-suite	2.3m x 1.9m	7'6" x 6'2"
Bedroom 2	4.9m x 3.3m	16'0" x 10'9"
Bathroom	2.3m x 1.9m	7'6" x 6'2"



First Floor Plan



Ground Floor Plan





UNIT D

A beautiful three bedroom country home with a south facing front garden. Large double doors open out onto a patio and lawn at the front, while at the rear, another garden can be accessed through the living room. Upstairs there are two large bedrooms and a bathroom while bedroom 3 is on the ground floor with dual aspect to both front and rear gardens.

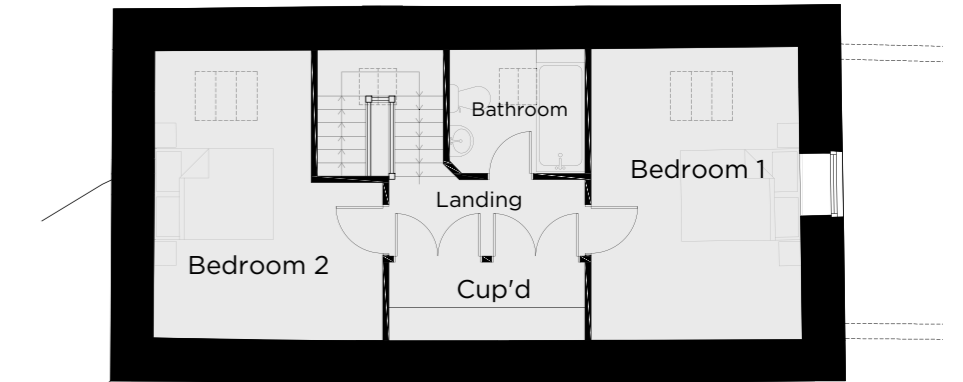
Total Sq footage 102m²/1097sqft

GROUND FLOOR

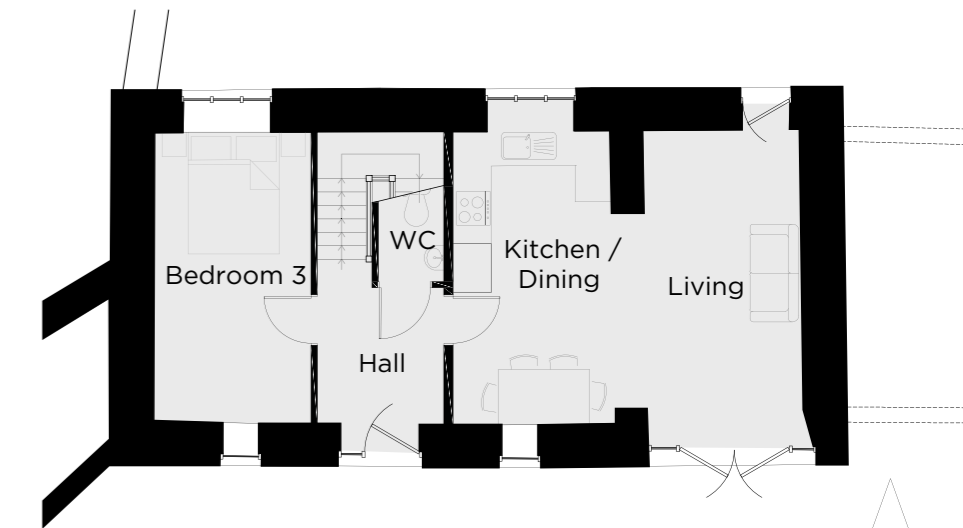
Living room	5.2m x 2.6m	17'0" x 8'6"
Kitchen / Dining	4.8m x 2.6m	15'8" x 8'6"
Bedroom 3	4.8m x 2.6m	15'8" x 8'6"

FIRST FLOOR

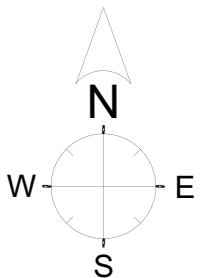
Bedroom 1	4.8m x 3.4m	15'8" x 11'1"
Bedroom 2	4.8m x 3.8m	15'8" x 12'5"
Bathroom	2.2m x 2.0m	7'2" x 6'6"



First Floor Plan



Ground Floor Plan





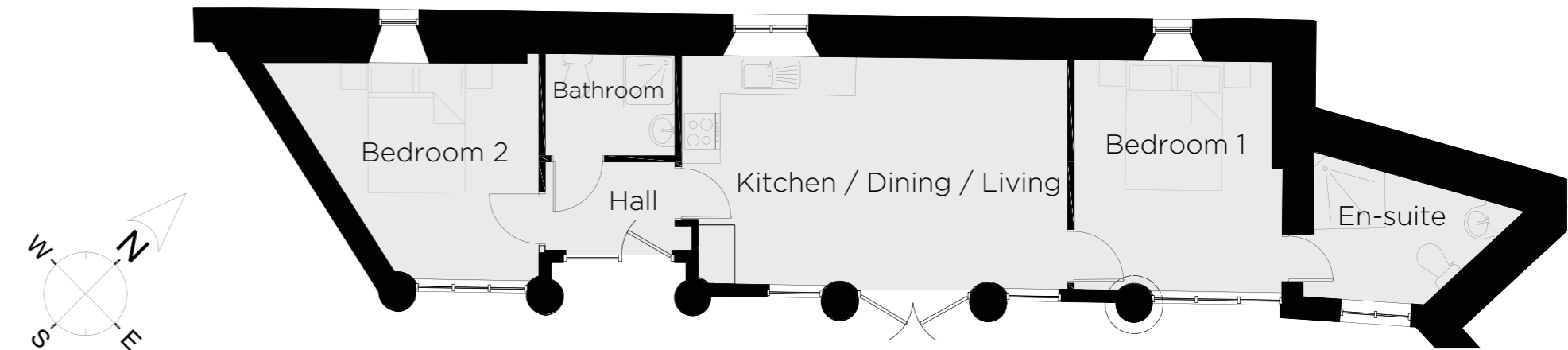
UNIT E

A stunning two bedroom long barn conversion with a south-easterly aspect featuring large floor to ceiling windows and doors across the front. Beautiful stone pillars give this property so much character and charm. At either end of the property there are bedrooms and bathrooms while in the heart of the home sits the open plan kitchen / dining and living room.

Total Sq footage 56m²/602sqft

GROUND FLOOR

Kitchen / Dining / Living	6.0m x 3.6m	19'8" x 11'9"
Bedroom 1	3.2m x 3.6m	10'5" x 11'9"
Bedroom 1 En-suite	3.3m x 2.2m	10'9" x 7'2"
Bedroom 2	4.3m x 3.2m	14'1" x 10'5"
Bathroom	2m x 1.5m	6'6" x 4'11"



Ground Floor Plan



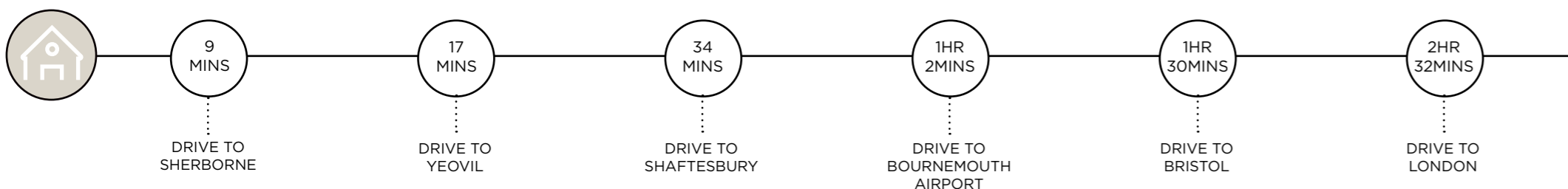
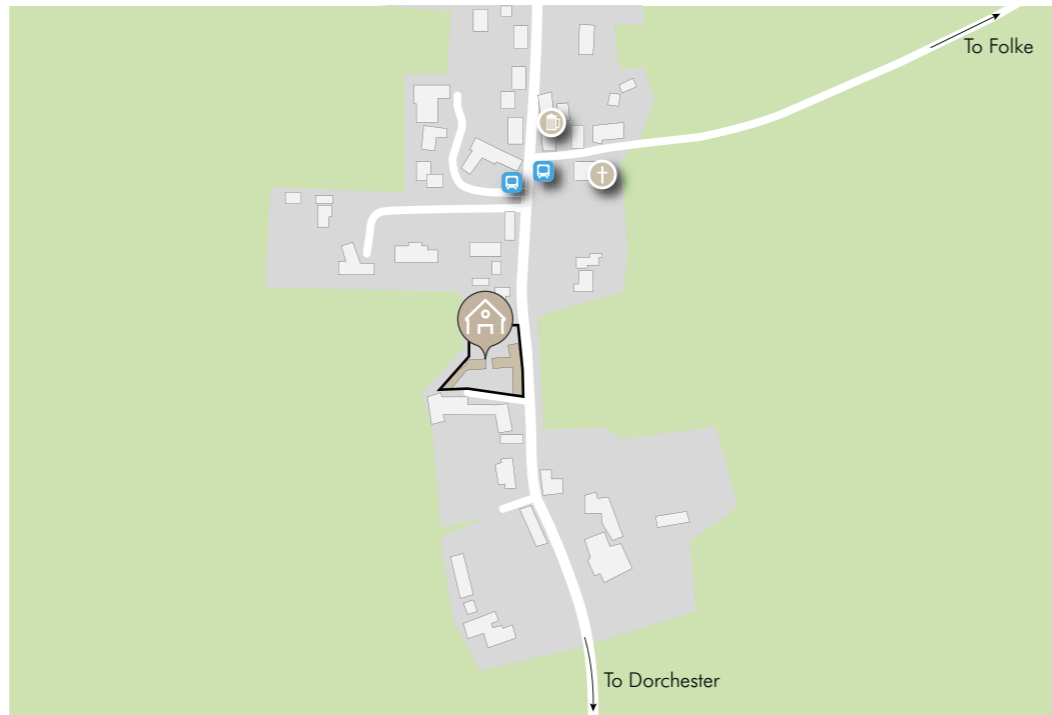
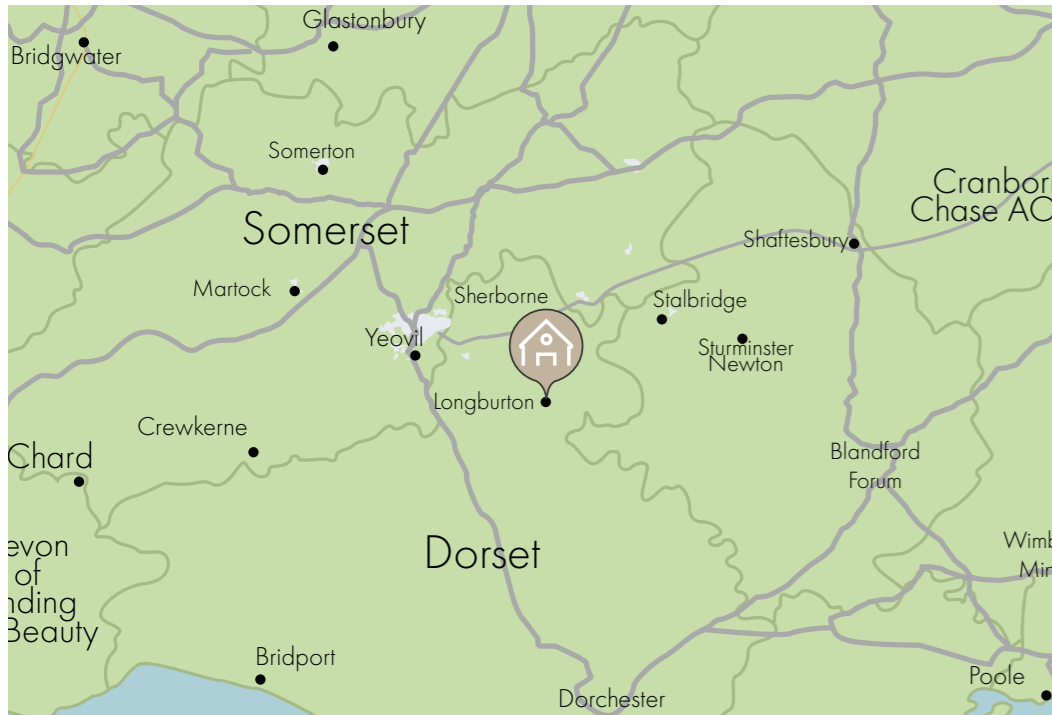
SPECIFICATION

Every one of our homes is individually designed with meticulous attention to detail throughout. At Longburton Barns each one of our properties enjoy...

- Electric underfloor heating to all units and radiators to first floor.
- Dedicated car parking spaces in an oak framed car port, as well as further visitor parking on-site.
- Finished to include the original features of the barns with oak beams and some vaulted ceilings.
- 10 year ICW Warranty.
- Howden's kitchens built with Chelford Pebble Units.
- Howden's Lamona integrated appliances.
- Double glazed aluminium and timber framed doors and windows.
- Oak internal doors.
- Telecom and TV points provided.
- Conservation Velux roof lights to units A, B, C and D.
- The garden areas have a lawn with a fence.



All properties at Longburton Barns come with the ICW Warranty. More information can be found at www.i-c-w.co.uk



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PROPERTIES

Longburton Barns Price List

Units -	Guide Price -	Due for completion -
Unit A	£390,000	February 2025
Unit B	£485,000	February 2025
Unit C	£455,000	November 2024
Unit D	£450,000	November 2024
Unit E	£340,000	November 2024