

Symonds
& Sampson

The Old Stables

Church Street, Henstridge

The Old Stables

Church Street
Henstridge
Templecombe
BA8 0QE

A beautifully appointed former coach house, thoughtfully converted to offer bright, characterful open-plan living with generous proportions throughout. Enjoying a low-maintenance garden, ample off-street parking, and a prime position overlooking the neighbouring church. Offered with no onward chain.



- Three bedroom conversion
 - Open plan living
- Character features throughout
 - Low maintenance garden
- Garage and off road parking
 - No onward chain
 - Close to amenities

Guide Price £425,000

Freehold

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

A beautifully converted former coach house with attractive stone elevations under a slate roof. This characterful home offers light-filled, contemporary open-plan living and three well-proportioned bedrooms, blending original features with modern comfort throughout.

ACCOMMODATION

The property opens into a spacious open-plan kitchen and dining area, filled with natural light and full of character features, including exposed brickwork, beams and window seats. The kitchen is set to the rear and includes a walk-in pantry that also houses the boiler. There is ample space for a dining table, and a cloakroom is located off the kitchen.

The dual-aspect living room offers plenty of natural light and features a large inglenook fireplace as its focal point. French doors open directly onto the garden, providing easy access to the outdoor space.

The first floor features a light filled spacious landing with vaulted ceilings and exposed beams, providing an ideal space for a study or flexible use. Three double bedrooms lead off the landing, all served by a family bathroom fitted with a full suite.

GARDEN

The walled garden is fully patioed, offering a low-maintenance outdoor space bordered by mature flowers, shrubs and trees. Several pedestrian gates provide access into the garden, along with a door leading directly into the garage.

SITUATION

Church Street is situated in the heart of Henstridge, a well-connected village in Somerset, just a short drive east of the historic market town of Sherborne. The village offers a good range of local amenities, including a primary school, two pubs, a church, a post office and convenience store, a village hall and a recreation ground. Further day-to-day services can be found nearby in Stalbridge, home to the popular Dike & Son supermarket and a variety of independent shops.

The nearby towns of Sherborne and Shaftesbury provide a wider selection of shops, cultural attractions, and leisure facilities. The surrounding countryside offers excellent opportunities for walking, riding and other outdoor pursuits, and the area is well-regarded for its choice of both state and independent schools.

Henstridge enjoys convenient transport links, with a mainline railway station at Templecombe offering services to London Waterloo, and easy access to the A303 via Wincanton, providing routes to the southwest and London.

MATERIAL INFORMATION

Mains electric, water and drainage.

Oil-fired central heating.

Broadband - Ultrafast broadband is available.

Mobile phone network coverage is likely outside on most major networks, limited/none connection available inside.

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

Somerset Council

Council Tax Band: E

Right of way over the neighbouring property to the parking area.

The property is situated within a conservation area.

DIRECTIONS

What3words - ///destroyer.reckon.slurs



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		73
B (81-91)		
C (69-80)		
D (55-68)	61	
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

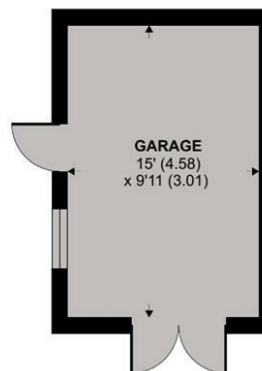
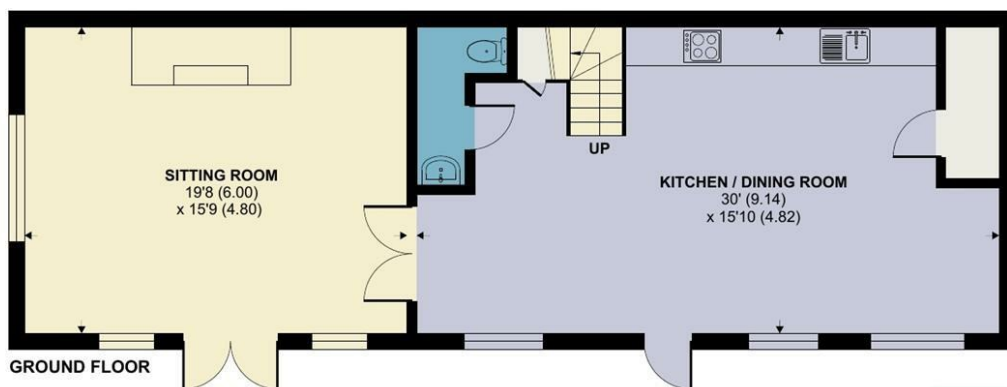
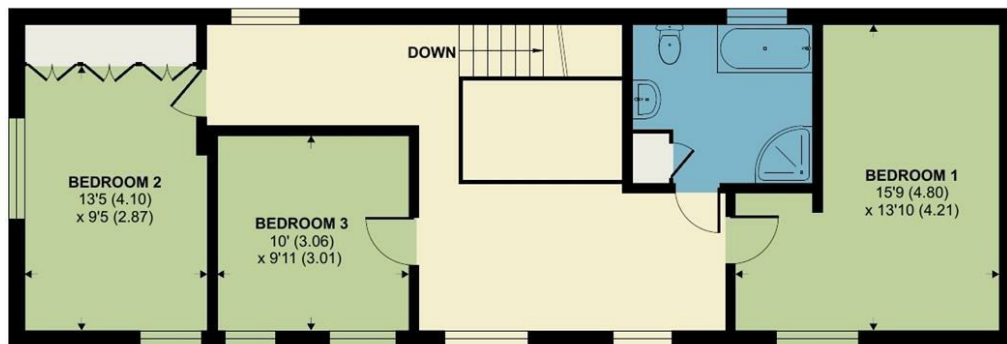
Church Street, Henstridge, Templecombe

Approximate Area = 1580 sq ft / 146.7 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1728 sq ft / 160.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1284439



Sherb/JM/0525



01935 814488

sherborne@symondsandsampson.co.uk
Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.