

# Rolfe East



## Longburton, DT9 5PG

Guide Price £725,000

- SUBSTANTIAL NATURAL STONE DETACHED BARN CONVERSION IN VILLAGE CENTRE.
- LEVEL PLOT AND GARDENS EXTEND TO JUST UNDER A THIRD OF AN ACRE (0.30 ACRES).
- IMPRESSIVE ENTRANCE RECEPTION HALL WITH FULL HEIGHT CEILING.
- VACANT - NO FURTHER CHAIN.
- SECOND LARGE ATTACHED BARN SUITABLE FOR DEVELOPMENT (SUBJECT TO PLANNING).
- PRIVATE DRIVEWAY PARKING FOR 5-6 CARS OR MORE.
- SHORT WALK TO VILLAGE PUB, PARISH CHURCH AND SURROUNDING COUNTRYSIDE.
- THIRD LARGE ATTACHED DOUBLE GARAGE / WORKSHOP.
- OIL-FIRED RADIATOR CENTRAL HEATING AND uPVC DOUBLE GLAZING.
- SHORT DRIVE TO SHERBORNE TOWN CENTRE AND RAILWAY STATION TO LONDON.

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# The Barn House , Longburton DT9 5PG

NO FURTHER CHAIN! 'The Barn House' is a simply lovely, substantial (3799 square feet), natural stone, detached barn conversion situated in the heart of the pretty Dorset village of Longburton, near Sherborne. This deceptively spacious property is well presented and boasts fantastic levels of natural light from many dual aspects and large feature windows. The barn stands in a generous, level plot and gardens at the front, side and rear extending to just under a third of an acre (0.30 acres approximately). The property boasts some lovely character features including exposed stone internal elevations, oak beams and an impressive entrance reception hall with full height ceiling. The property comes with two substantial attached barns - one which is currently being used as a huge double garage / workshop. The other has lapsed planning permission to convert in to a two bedroom annex / ancillary accommodation. There is ample private driveway parking for six cars or more at the front. The property is enviably free from the restrictions of Grade II listing. The well-arranged accommodation comprises

 4  3  3  F

Council Tax Band: F



entrance reception hall, sitting room, dining room, kitchen / breakfast room, side hall, utility room, boot room, and cloakroom / WC. On the first floor there is an impressive half gallery landing area, generous master double bedroom with en-suite shower room, three further double bedrooms and a family bathroom. It is a very short walk to the village pub. There are country walks from the front door. It is only a short drive to the historic town centre of Sherborne with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to the railway station to London Waterloo. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. NO FURTHER CHAIN.

uPVC double glazed front door leads to

**ENTRANCE RECEPTION HALL:** 14'3 maximum x 14'4 maximum. A fantastically proportioned entrance reception hall providing a greeting area and a heart to the home. uPVC double glazed feature window to the front, full height ceilings, staircase rises to the first floor, radiator, exposed stone elevation, telephone point. Doors lead off the entrance hall to the main rooms.

**SITTING ROOM:** 18'5 maximum x 19'5 maximum. A well-proportioned main reception room enjoying a light dual aspect with uPVC double glazed windows to the side and the rear. uPVC double glazed double French doors opening onto the side patio garden enjoying a westerly aspect in the afternoon sun, fireplace recess with cast iron log burning stove, slate tiled hearth, two radiators, exposed beams, shelved alcove, TV point, integral door to attached barn.

**DINING ROOM/ RECEPTION ROOM TWO:** 14'4 maximum x 13' maximum. Large feature uPVC double glazed window to the rear overlooks the rear garden, radiator, telephone point. This room could double as a ground floor occasional double bedroom.

**OPEN-PLAN KITCHEN / BREAKFAST ROOM:** 18'7 maximum x 13'5

maximum. A generous room with dual aspect, uPVC double glazed windows to the front and rear, the front boasting a sunny southerly aspect, radiator, exposed stone elevations, exposed beamwork, a range of contemporary Shaker style kitchen units comprising stone worksurface, tiled surrounds, inset one and a half sink bowl and drainer unit with mixer tap over, filter water tap, inset electric, induction hob, a range of drawers and cupboards under, space and plumbing for dishwasher, built-in stainless steel electric oven and grill, a range of matching wall mounted cupboards, wall mounted wine rack, under unit lighting, concealed wall mounted cooker hood extractor fan, recess provides space for upright fridge freezer, island unit with stone worksurface, pan drawers and cupboards under, timber effect Karndean flooring. Multi pane glazed door from the kitchen leads to the

**UTILITY ROOM:** 14'3 maximum x 17'11 maximum. Laminated worksurfaces and surrounds, inset sink bowl drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for washing machine. uPVC double glazed window and door leads to the rear garden, timber effect laminate flooring, floor standing oil-fired central heating boiler. Multi pane glazed door from the utility room gives access to

**SIDE LOBBY / BOOT ROOM:** 7'5 maximum x 7'1 maximum. Exposed stone elevations, timber effect flooring, radiator, uPVC double glazed window and side light to the front. Internal door from utility room leads to attached barn/garage.

Panel door from the entrance reception hall leads to

**GROUND FLOOR WC / CLOAKROOM:** 8'1 maximum x 3'1 maximum. Low level WC, washbasin over storage cupboard, uPVC double glazed window to the front, chrome heated towel.

Staircase rises from the entrance reception hall to the first-floor landing, a generous gallery landing measuring 35'10 maximum x 13'11 maximum. Feature uPVC double glazed windows to the front, exposed beams, exposed stone elevations, two radiators, shelved linen cupboard housing lagged hot water cylinder and immersion heater. Panel doors lead off the landing to the first-floor rooms.

**MASTER BEDROOM:** 14'4 maximum x 13'8 maximum. A generous double bedroom, feature uPVC double glazed windows to the rear, radiator, double glazed Velux ceiling window to the rear, fitted wardrobe cupboards, ceiling hatch to loft storage space. Panel door leads to

**EN-SUITE SHOWER ROOM:** 9'10 maximum x 4'5 maximum. A modern replacement suite comprising low level WC, wash basin over storage cupboard, double sized shower cubicle with wall mounted electric shower over, shower rail, tiled walls, uPVC double glazed window to the rear, chrome heated towel rail, illuminated mirror.

**BEDROOM TWO:** 18'7 maximum x 10'5 maximum. A generous second double bedroom enjoying a light dual aspect with uPVC double glazed windows to the front and rear, double glazed Velux ceiling window to the rear, two radiators.

**BEDROOM THREE:** 18'8 maximum x 9'7 maximum. A third generous double bedroom enjoying a light double aspect with two uPVC double glazed windows to the side, double glazed Velux window to the rear, two radiators, fitted shelves, fitted wardrobes, fitted dressing table and worksurface with drawers under, tv point.

**BEDROOM FOUR:** 12'8 maximum x 9'5 maximum. A fourth generous double bedroom, uPVC double glazed window to the rear, double glazed Velux ceiling window to the rear, radiator.

**FAMILY BATHROOM:** 12'10 maximum x 6' maximum. A fitted suite comprising low level WC, pedestal washbasin, bidet, panel bath with electric shower over, shower rail, tiling to splash prone areas, shaver light and point, chrome heated towel rail, uPVC double glazed window to the rear.

#### **OUTSIDE:**

There is a substantial private driveway laid to stone paving providing off road parking for six cars or more. The driveway leads to a large, attached garage/stone barn.







**GARAGE / ATTACHED BARN / WORKSHOP:** 38' in width x 19'2 in depth. Double timber garage doors, timber door to the front, timber door to the rear, two windows to the front, exposed beams, light and power connected, workshop area.

Glazed door from the front garden gives access to second attached barn.

**SECOND ATTACHED BARN:** 46'6 maximum x 18'10 maximum. Exposed beams, glazed door to the front garden, three windows to the front garden, window to the side, integral door to the sitting room.

#### **GARDENS:**

This fabulous barn conversion stands in feature gardens and a level plot extending to just under a third of an acre (0.3 acres). The front garden is laid to level lawn and boasts a variety of mature hedges, trees and shrubs, large fishpond. It is enclosed by mature hedges and natural stone walls. Outside security lighting, rainwater harvesting butt.

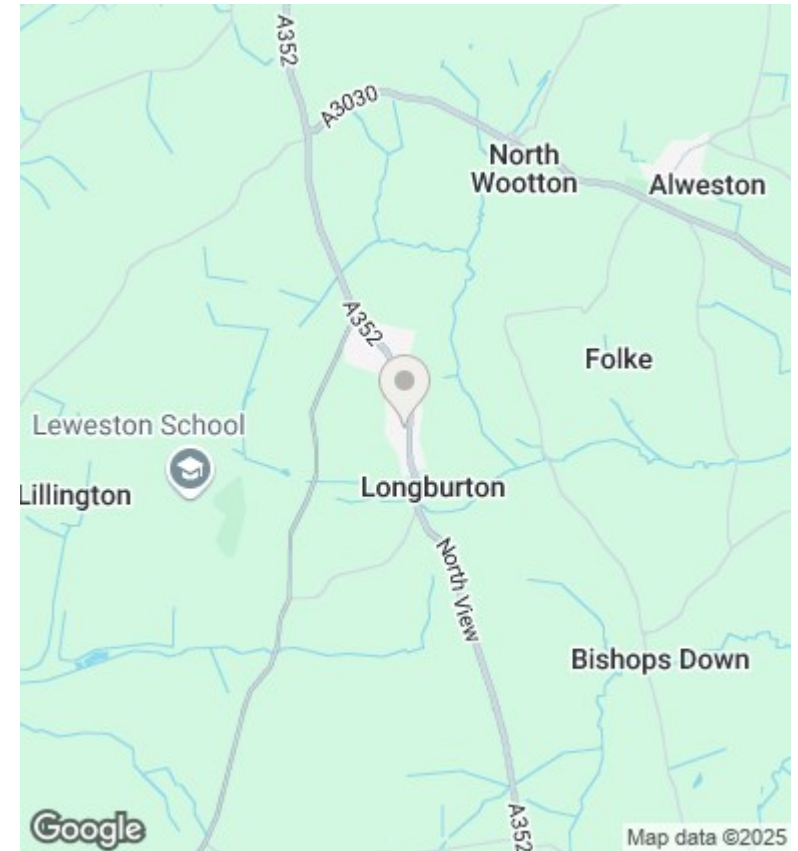
The front garden enjoys a sunny southerly aspect. Garden continues to the westerly side of the property, there is further lawned garden and paved patio area. Rainwater harvesting butt, a variety of miniature stone walls and flowerbeds.

Side garden continues to the rear garden, rear garden is laid mainly to lawn and enjoying a good degree of privacy, views to the pretty Parish Church, a variety of mature shrubs, trees and hedges. A selection of shaped flowerbeds, rainwater harvesting butt, outside light. Enclosed area houses oil tank, drying area. Timber gate to the side of the property.

## Longburton, Dorset, DT9



Approximate Gross Internal Floor Area 3,799 sq. ft / 353.00 sq. m  
© 2024 Rolfe East Sherborne. This plan is for layout guidance only. Floorplans not drawn to scale unless otherwise stated. Door and window openings are approximate. Whilst every care is taken in the preparation of this floorplan, please check all dimensions, compass directions and shapes before making any decisions in relation to this property, that may be reliant on them.



## Viewings

Viewings by arrangement only.  
Call 01935 814 929 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	30	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		