



Thornhill Lodge, Thornhill, Stalbridge, Sturminster Newton,  
Dorset

Guide Price  
**£1,200,000**  
Freehold





A beautifully converted detached lodge with fine views over open countryside and extremely spacious and flexible accommodation including a linked annexe.

## Thornhill Lodge, Thornhill, Stalbridge, Sturminster Newton, Dorset, DT10 2SH

- Large detached Grade II listed former Gate House
- Spacious internal accommodation of over 5000 sq ft
  - Five - seven bedrooms, 4 bath/shower rooms
    - Lovely vaulted sitting room with open fire
  - Superb 37' family kitchen / dining / living room
- Linked annexe with 4 bedrooms and 3 bath/shower rooms
- Multi-generational living or income earning potential
  - Fine views over open farmland
- Double garage with office above, workshop and ample parking
- Easy access to Stalbridge and Sturminster Newton

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766







Thornhill Lodge is a large detached house comprising the original Grade II listed gatehouse which has been fully renovated by the current owners since the late 1990s. The front door opens into a porch with a door opening to a large and impressive hall with a split staircase. To the left is a double bedroom, a study with a period fireplace and a fully tiled shower room. At the other end of the hall is a large kitchen/dining room which is a superb family entertaining and living space with a full range of wall mounted and floor standing units, island with granite tops and worksurfaces. A door at the end of the kitchen opens into a lovely sitting room with a Jetmaster wood burning stove, dual aspect and an impressive vaulted ceiling. Also from the kitchen, stairs lead down to a cellar which is large, dry with good ceiling heights and currently used as a games and cinema room. There is a sun room off the kitchen which also serves as a link to the annexe with a utility room and a boiler room off it with the utility room having ample space for a number of appliances.

On the first floor there are five further good sized bedrooms, two with ensuite bath/shower rooms and a lovely family bathroom. The master bedroom has built in wardrobes and a unique balcony feature overlooking the drawing room. Two further bedrooms also have fitted wardrobes.

The attached Annexe is presented in a contemporary style and offers many options including extra accommodation for multi-generational living or holiday let income. There are four bedrooms one of which is en-suite, and three further bathrooms, over two floors as well as a lovely open plan living and kitchen space with door to the terrace and garden, with oak frame gazebo currently housing the hot tub and fine views across open farmland.

Large open courtyard, providing parking for many vehicles. Access to double garage, with office above, with 1 further large workshop/outbuilding, behind.





### Situation

Stalbridge is Dorset's smallest town boasting a busy traditional High Street with many shops and businesses including post office, butcher, hairdresser, dentist, cycle shop and busy local supermarket. Many businesses are second or third generation family run and help to provide an excellent community which also has a church and primary school. The market town of Sturminster Newton is approximately 6 miles to the south and the larger towns of Shaftesbury, Sherborne and Wincanton are within a 20 minute drive. Road links are excellent with the A30 at Henstridge and A303 at Wincanton and Templecombe (3.5 miles) has a mainline railway to London Waterloo. The surrounding area has an abundance of good quality schools and some of the finest countryside with excellent walking, cycling and riding. The coast at Bournemouth/Poole is within an hour's drive.

### Directions

From Sturminster Newton head north on the A357 towards Sherborne and Wincanton. After about 5 miles the turning to Stalbridge is on the left and the entrance to Thornhill Lodge on the right behind electric wrought iron gates.

### Outside

The property is approached from the lane via electric wrought iron gates on to a drive with parking and turning for several cars in front of a

large double garage with power and light and an office on the first floor above. The garden is at the back, with a terrace and lovely level lawn with fine views across the adjoining open farmland.

### Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

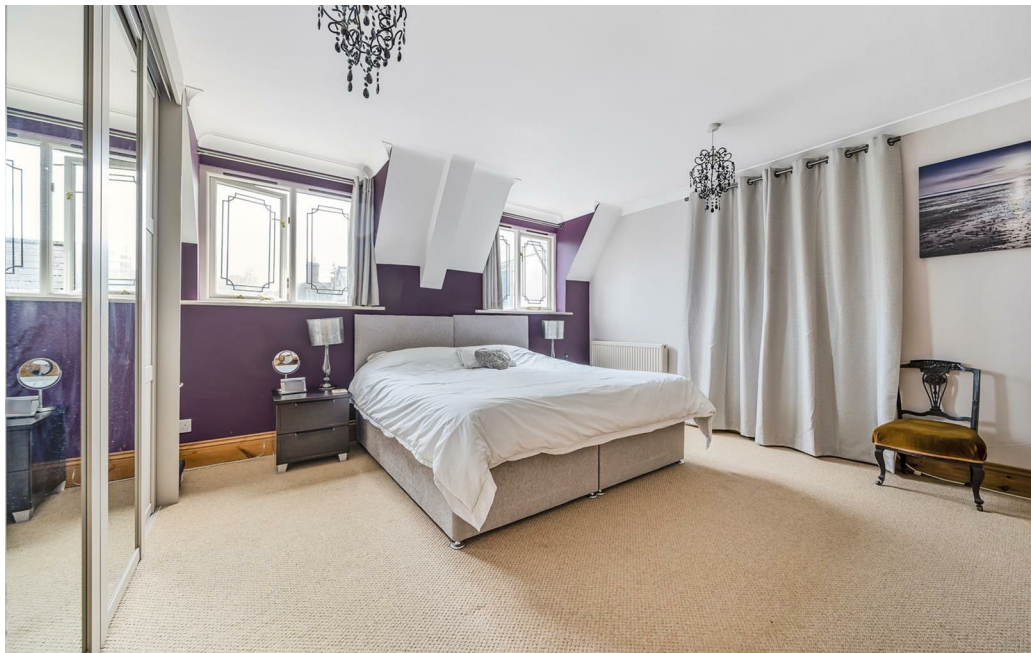
### Local Authority

Dorset Council Tel: 01305 221000  
Council Tax Band: D

### Property Information

Broadband - Standard broadband is available.

Mobile phone network coverage is limited inside and likely outside – (coverage is best provided by O2 and Vodafone Network)  
(Information from Ofcom <https://www.ofcom.org.uk>)









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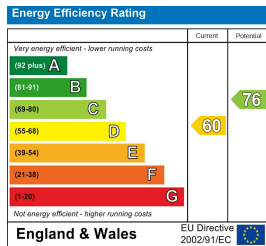
Approximate Area = 5638 sq ft / 523.7 sq m

Garage = 569 sq ft / 52.8 sq m

Outbuilding = 306 sq ft / 28.4 sq m

Total = 6513 sq ft / 605 sq m

For identification only - Not to scale



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