



Thornhill Lodge

Thornhill, Stalbridge, Sturminster Newton, Dorset

Thornhill Lodge

Thornhill
Stalbridge
Sturminster Newton
Dorset DT10 2SH

An impressive Lodge house with over 5,500sqft (510sqm) of internal space, predominantly over two floors only.



- Large detached Grade II listed former Gate House
- Spacious internal accommodation of over 5500 sq ft
 - 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
- Double garage with office above, workshop and ample parking

Guide Price **£1,200,000**

Freehold

Sturminster Sales
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THE DWELLING

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. With a huge floor area, Thornhill Lodge is a rarity and offers impressive yet manageable rooms with a layout that still means comfortable living. The Sitting Room, beyond the large kitchen / dining room has a wonderful vaulted ceiling with a Jet Master open fireplace at the far end.

The 1st floor is in two 'wings' from the bifurcated staircase thereby with flexible family or guest accommodation. Complimenting the whole, is the lower floor giving a large media room for snooker or as a cinema room.

The integral annexe is ideal as multi generational accommodation or a guest wing or even as an income generating space. This is linked via the utility / rear hallway but has its own front door and two bedrooms with two bathrooms.

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.

DIRECTIONS

www.what3words.com/aboard.potato.toggle





OUTSIDE

The property is approached from the drive of the Thornhill Estate 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 to the rear, 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>)

EPC: D



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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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1150887



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