

Symonds  
& Sampson



# The Long Barn

Thornhill, Stalbridge, Sturminster Newton, Dorset



# The Long Barn

Thornhill  
Stalbridge  
Sturminster Newton  
Dorset DT10 2SG

An extensive barn conversion with fabulous artist studio, annexe and further outbuildings.



- Extensive and stylish barn conversion
- Separate Artist studio, annexe, garage and car port
  - Fantastic Blackmore Vale views
- Water harvesting system & solar panels
  - Plenty of parking

Guide Price £995,000

Freehold

Sturminster Sales  
01258 473766

[sturminster@symondsandsampson.co.uk](mailto:sturminster@symondsandsampson.co.uk)





## THE DWELLING

The Long Barn is an extensive barn conversion, true to its roots with stylish and modern fixtures and fittings. With dramatic ceiling heights in parts and highly sensible layout, this is an impressive house in its own right. Additionally, there is a separate one bedroom annexe flat, a 9m x 6.34m (615sqft) artist studio with north facing windows and skylights to go with the underfloor heating, and a garage. Further through the drive is a double barn style car port with storage above.

The house, itself, has a vast central kitchen / living / dining room with wood burning stove and bi-fold doors to the garden and a double height atrium. To one end is a substantial drawing room, currently used as an office, and at the other end it is set up as a games room with a plethora of bookshelves and further access to the garden. Above the games room is a study with Blackmore Vale views and a store room across the board walk. Completing the downstairs is a boot room with shower / wc, guest wc and the utility room adjacent to the kitchen

The main house has flexible bedroom space. The principal suite has the option of being its own entity with bedroom 3 on the same landing which is adjacent and used as a dressing room / sitting room. Bedroom 2 has the family bathroom next to it and further along, above the living area is a library area with plate glass windows to the east and west. This area leads to a mezzanine bedroom 4 with sitting room, shower room and bedroom above.







## OUTSIDE

The large front gates bring you into a parking area for many cars, the annexe and studio and garage. There is a further drive to the barn style car port the other side of the garden. The house is approached along a path and has neat lawns with feature pond, all surrounded by wildflower borders. The patio / al fresco dining area is just outside the kitchen / living room. Just outside the games room bi-fold doors are the raised vegetable beds and log store area and some air source heat pumps screen with a wicker fence.

Rainwater harvesting is under part of the drive and is filled via run off from the gutters of the studio and part of the



house and can be used along with the mains water outside tap by the garage.

The south west gardens are private and within your own courtyard of the house, studio and barn car port with a high stone wall to the west.

## ACCOMMODATION

See Floor Plan. Many areas have double height ceilings, easy flowing landing and highly manageable gardens. The artist studio has north facing light with vaulted ceilings and under floor heating.

Main House: Entrance hall; drawing room; kitchen / dining /

living; utility room; guest WC; boot room; games room; principal bedroom suite; bedroom 2; bedroom 3; family bathroom; mezzanine bedroom 4 with sitting room; study; store along board walk.

Outbuildings: Artist studio; annexe with sitting room; guest WC; kitchen; bedroom suite; storage; garage with barn door; barn / car port with storage above one side Outside: Level lawns with ornamental pond; parking for 6 cars; rainwater harvesting; solar panels; air source heat pumps; more parking outside for annexe to side. Large grass verge to front.





## SITUATION

Thornhill is a small enclave of houses in a rural yet accessible location. Being above the Blackmore Vale, there are distant views over fields to the north. The town of Stalbridge is only a mile or so and contains, amongst other shops, Dyke's supermarket, butchers and a flower, pub and pharmacy.

Sturminster Newton has more extension and individual shopping and major towns such as Sherborne and Gillingham both have a Waitrose.

There are a wide range of schooling in the area, public, private and primary.

## DIRECTIONS

What3words:///item.income.decently

## SERVICES

Mains water and electricity, solar panels, air source heat pumps for both house and annexe / studio for under floor heating and traditional radiators upstairs, rainwater harvesting system, private drainage with treatment plant.

## MATERIAL INFORMATION

Standard & ultrafast broadband is available.  
Mobile phone network coverage is available inside and outside – (coverage is best provided by EE Network)  
(Information from Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F

Restrictive Covenants: None known

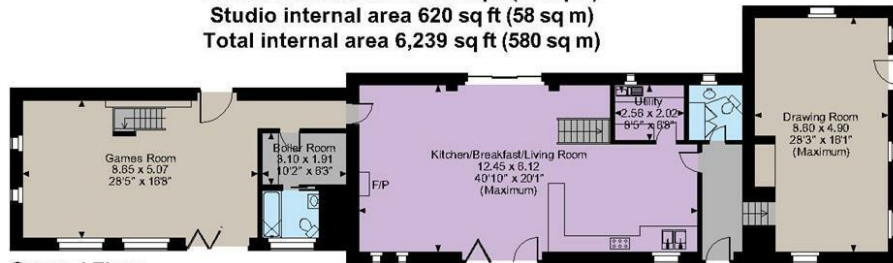
Rights of Way: Private driveway shared

Agents Notes: Joint Sole Agent Strutt & Parker: Salisbury

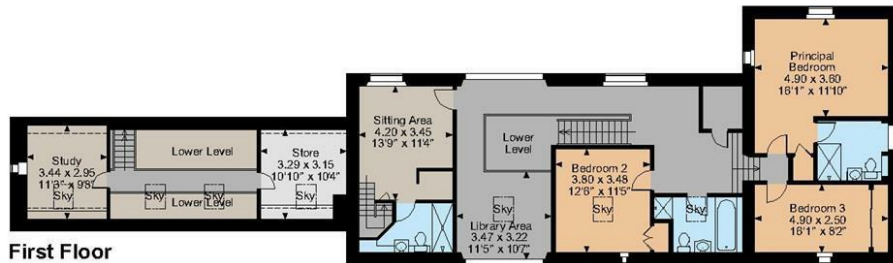
Office Tel: 01722 344010



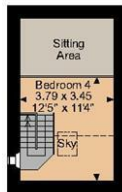
**The Long Barn, Thornhill, Stalbridge**  
**Main House internal area 3,800 sq ft (353 sq m)**  
**Garage & Workshop internal area 520 sq ft (48 sq m)**  
**Barn internal area 616 sq ft (57 sq m)**  
**Annexe internal area 683 sq ft (64 sq m)**  
**Studio internal area 620 sq ft (58 sq m)**  
**Total internal area 6,239 sq ft (580 sq m)**



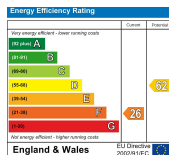
**Ground Floor**



**First Floor**



**Second Floor**

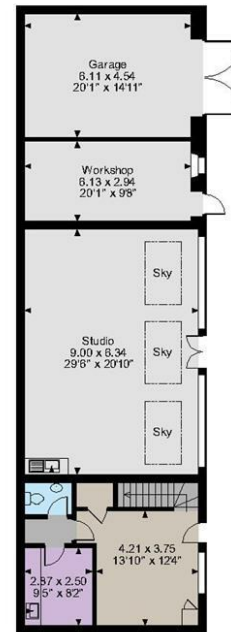
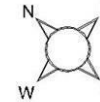


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

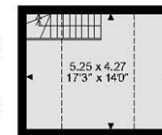
The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

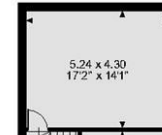
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8562942/OHL



**Annexe Ground Floor**



**Barn First Floor**



**Barn Ground Floor**



**Annexe First Floor**



STU/WT/0126



naea | propertymark  
PROTECTED

WWW.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

01258 473766

sturminster@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 Agriculture House, Market Place,  
 Sturminster Newton, Dorset DT10 1AR



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.

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