

# Rolfe East



## Street Lane, Longburton, DT9 5PH

Guide Price £1,250,000

- STUNNING SUBSTANTIAL DETACHED HOUSE - A STAGGERING 6144 SQUARE FEET!
- DETACHED DOUBLE GARAGE PLUS HUGE STEEL-FRAMED BARN.
- SECURE GATED DRIVEWAY PARKING FOR 10-12 CARS OR MORE
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION TO LONDON WATERLOO.
- STANDING IN LEVEL PLOT, GARDENS AND PADDOCKS OF OVER TWO AND A HALF ACRES.
- LARGE GAMES ROOM, DETACHED TIMBER BARBEQUE LODGE, HOT TUB AREA AND MORE
- VEHICULAR ACCESS TO THE GARDENS AND GROUNDS.
- SOUTH-FACING REAR GARDEN BACKING ONTO LOVELY COUNTRYSIDE.
- DETACHED STABLE BLOCK WITH THREE LOOSE BOXES.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND POPULAR VILLAGE PUB.

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# Poppy's Paddock Street Lane, Longburton DT9 5PH

'Poppy's Paddock' is a simply huge (6144 square feet), stylish, modern, detached house standing in an impressive level plot, gardens and paddocks extending to just over two and a half acres (2.5 acres approximately). The house is situated in a choice edge-of-village location a short distance to the pretty centre of the Dorset village of Longburton and popular village pub. The main rear garden and land enjoys a sunny south-facing aspect and glorious countryside views. Secure, automatic gates give vehicular access to extensive, enclosed driveway parking for ten to twelve cars or more, giving vehicular access to the land and outbuildings. There is a detached double garage with large playroom above, further huge detached barn, various large detached timber outbuildings including a bespoke barbeque lodge, summer house and hot tub area and stable block. The property offers ample potential to easily convert the outbuildings to separate dwellings, self contained holiday lets or annexes, subject to the necessary planning permission. The whole property has been extensively extended and tastefully refurbished by the current owners to create something quite special. The property is heated via two oil-fired radiator central heating systems, under floor heating, a cast iron log burning stove and uPVC double glazing. The accommodation is flooded with excellent levels of natural light from dual and triple aspects, large feature windows and a sunny southerly aspect at the rear. Most of the windows enjoy countryside views. The well-laid out, flexible accommodation comprises entrance reception hall, inner hall, sitting room, family room, dining room, impressive open-plan kitchen breakfast room, utility room and ground floor WC / cloakroom. On the first floor, there is a large landing area, master suite comprising double bedroom, private sun terrace, dressing room and en-suite bathroom, second double bedroom with en-suite shower room, three more double bedrooms and a family bathroom



Council Tax Band: E



It is a stone's throw from the centre of the village, popular pub and nearby countryside, ideal for walks as you do not need to put the children or the dogs in the car! Longburton is one of the nearest villages to Sherborne town. It is surrounded by stunning countryside and walks but also offers excellent access to the A352 trunk road to Dorchester and the Jurassic coast. The property is a short drive to the picturesque Abbey town centre of Sherborne with a coveted boutique high street and bustling out and about culture, markets, cafes, Waitrose store, restaurants, world famous private schools and breath-taking abbey building. Sherborne has also recently won the award for the best place to live in the South West by The Times 2024. It also boasts 'The Sherborne' – a top class, recently opened arts and conference centre plus restaurant that is in the building of the original Sherborne House. It is a short drive to the mainline railway station in Sherborne making London Waterloo directly in just over two hours.

Double glazed front door leads to

ENTRANCE RECEPTION HALL: 13'9 maximum x 13'5 maximum. A generous greeting area providing a heart to the home, two uPVC double glazed windows to the front, uPVC double glazed window to the side, oak staircase rises to the first floor, oak door leads to understairs storage cupboard space, two radiators, timber skirting boards and architraves, ceramic floor tiles. Double oak doors lead to hall cloaks cupboard. Entrance from the reception hall leads to further

INNER HALL: 13'4 maximum x 6'7 maximum. uPVC double glazed window to the front, radiator, timber skirting boards and architraves, ceramic floor tiles. Oak door leads to shelved storage cupboard space. Oak doors lead off the entrance hall to the main ground floor rooms.

SITTING ROOM: 25'1 maximum x 14'9 maximum. A generous main reception room enjoying a light triple aspect with uPVC double glazed windows to the front, side and rear. Double glazed double French doors open onto the south-facing rear garden, vaulted ceiling with exposed beams, impressive brick fireplace and chimney breast feature with cast iron log burning stove, paved hearth, timber skirting board and architraves, TV point.

FAMILY ROOM / RECEPTION ROOM TWO: 27'3 maximum x 13'10 maximum. A second generous reception room enjoying a light triple aspect with uPVC double glazed windows to both sides and rear, rear enjoys countryside views, timber skirting boards and architraves, two radiators, oak effect laminated flooring.

DINING ROOM: 19'4 maximum x 10'3 maximum. Able to accommodate large dining room table, double glazed bi-folding doors open onto the rear garden, countryside views, ceramic floor tiled, radiator, timber skirting boards and architraves, TV point, radiator.

KITCHEN BREAKFAST ROOM: 20'11 maximum x 26' maximum. An impressive open-plan living space enjoying a light triple aspect with uPVC double glazed windows to the front and side, uPVC double glazed French doors open onto the rear garden, countryside views, radiator, an extensive range of Shaker-style kitchen units comprising solid granite worksurface and surrounds, decorative tiled surrounds, one-and-a-half sink bowl with mixer tap over, inset electric Neff induction hob, a range of drawers, pan drawers and cupboards under, integrated dishwasher, fitted corner carousel unit, fitted drinks cooler, a range of matching wall mounted cupboards with under unit lighting, wall mounted Neff cooker hood extractor fan, two built in Neff electric oven with steam oven, microwave grill and warming plates under, island unit with granite worksurface, fitted cupboards and storage under, recess provides space for American-style upright fridge freezer, larder cupboard with retractable drawers, inset feature ceiling lighting, ceramic floor tiles, timber skirting boards and architraves, TV point. Oak glazed stable door from the kitchen breakfast room leads to the

UTILITY ROOM: 12'6 maximum x 7'8 maximum. A range of Shaker-style units comprising solid granite worksurface and surrounds, inset ceramic Belfast sink with mixer tap over, tiled walls, a range of drawers and cupboards under, space and plumbing for washing machine and tumble dryer, a range of matching wall mounted cupboards, uPVC double glazed window to the front, radiator, ceramic floor tiles, cupboard houses oil-fired Grant central heating boiler, double glazed door to the rear.

Oak door from the entrance hall leads to

CLOAKROOM / WC: 6'8 maximum x 3'3 maximum. Fitted low level WC, wall mounted wash basin, tiled walls and floor, heated towel rail, extractor fan, uPVC double glazed window to the front.

Oak staircase rises from the entrance reception hall to the

FIRST FLOOR LANDING: 28'8 maximum x 7'1 maximum. A large first floor landing, uPVC double glazed window to the front, inset ceiling lighting, two radiators, timber skirting boards and architraves, ceiling hatch and ladder to loft storage space. Oak door leads to shelved airing cupboard with radiator. Oak doors lead off the landing to the first floor rooms.

MASTER SUITE consisting of

DOUBLE BEDROOM: 13'9 maximum x 12'3 maximum. A generous double bedroom enjoying a light triple aspect with uPVC double glazed windows to both sides, uPVC double glazed double French doors to the rear open onto

PRIVATE SUN TERRACE enjoying extensive countryside views and a sunny southerly aspect, timber skirting boards and architraves, radiator, TV point.

EN-SUITE DRESSING ROOM: 10'5 maximum x 6'8 maximum. uPVC double glazed window to the side.

EN-SUITE SHOWER ROOM: 10'4 maximum x 6'5 maximum. A modern white suite comprising low level WC, wash basin over storage cupboard, tiled panel bath with handheld shower tap arrangement over, walk-in double sized shower cubicle with wall mounted and ceiling mounted showers, stone tiling to floors and walls, illuminated demister mirror with Bluetooth audio connection, uPVC double glazed window to the side, heated towel rail, extractor fan.

BEDROOM TWO: 13'4 maximum x 13' maximum. A second generous double bedroom, uPVC double glazed window to the front with countryside views, radiator, timber skirting boards and architraves, TV point. Oak door leads to

EN-SUITE SHOWER ROOM: 9'10 maximum x 5'9 maximum. A modern white suite comprising low level WC, wash basin in worksurface with cupboards under, glazed corner shower cubicle with wall and ceiling mounted showers, uPVC double glazed window to the front, stone tiled walls and floor, heated towel rail, illuminated demister mirror with Bluetooth audio connection, extractor fan.

BEDROOM THREE: 15'10 maximum x 13'5 maximum. A third generous double bedroom, uPVC double glazed window to the rear enjoys lovely countryside views and a sunny south facing aspect, radiator, timber skirting boards and architraves, TV point.

BEDROOM FOUR: 10'1 maximum x 9'11 maximum. A fourth double bedroom, uPVC double glazed window to the rear enjoying countryside views, radiator, timber skirting boards and architraves, TV point.

BEDROOM FIVE: 9'1 maximum x 11'5 maximum. A fifth double bedroom, uPVC double glazed window to the front, radiator, timber skirting boards and architraves, TV point.

FAMILY BATHROOM: 7'4 maximum x 8'11 maximum. A modern white suite comprising fitted low level WC, wash basin in worksurface with cupboards under, tiled panel bath with hand held shower attachment over, glazed corner shower cubicle with wall mounted and ceiling mounted showers, stone tiled walls and floor, uPVC double glazed window to the rear, illuminated demister mirror with audio Bluetooth connection, extractor fan, heated towel rail.

#### OUTSIDE:

This property stands in a level plot, gardens and paddocks extending to approximately two and a half acres. At the front of the property a secure, automatic gate gives vehicular access to extensive private driveway parking for 10-12 cars or more, outside lighting. Driveway leads to

**DETACHED GARAGE:** 23'11 in depth x 18' in width. Automatic roller garage door, light and power connected, uPVC double glazed door to the side, floor standing Grant oil fired central heating boiler with separate tank, space for freezers. Door leads to

**ATTACHED WC / CLOAKROOM:** 6'5 maximum x 3'9 maximum. A white suite comprising low level WC, pedestal wash basin, chrome heated towel rail, tiled walls and floor, uPVC double glazed window to the rear, extractor fan.

External staircase leads to the first floor, uPVC double glazed door leads to

**PLAYROOM:** 24'10 maximum x 17'10 maximum. Excellent ceiling heights, two double glazed Velux ceiling windows to the side, uPVC double glazed window to the front, two radiators, light and power connected, bar area.

Timber gate leads to storage area housing oil tank, outside tap.

**SUMMER HOUSE:** 16'11 maximum x 12' maximum. Double glazed windows to the front and side, power points, wall mounted electric heater. Double doors lead to

**TWO ATTACHED OUTBUILDINGS:** 12'11 maximum x 12'2 maximum. Housing hot tub, (hot tub available by separate negotiation) Light and power connected, windows to the side.

**DETACHED BARBEQUE LODGE:** 15'6 maximum x 12'8 maximum. Substantial fitted barbeque, power connected.

**DETACHED TIMBER STABLE BLOCK:** Consisting of three loose boxes, light and power connected, tap connected.

**LARGE DETACHED STEEL FRAMED BARN:** 40' in depth x 28'1 maximum in width. Fantastic ceiling heights, light and power connected, powered roller door with 12' height opening.

**LARGE CHICKEN SHED** and chicken coop area.

**GREENHOUSE.**

#### GARDEN AND PADDOCKS:

At the rear of the property is a large level lawned garden enjoying a sunny south facing aspect and a glorious rural backdrop, large stone paved patio area with outside lighting, outside power points.

A double timber five bar gate gives vehicular access from the side of the property to the rear yard and garden. The rear garden is enclosed by timber fencing. The paddocks stand on the south side of the house and back onto countryside.





