

An aerial photograph showing a residential street in Sherborne, Dorset. The central focus is Kingston House, a large, light-colored building with a complex, multi-gabled roof of red brick tiles. To its left is a paved driveway with a large garage and several cars parked. Other houses with tiled roofs and stone walls are visible in the background and foreground. The image is framed by a dark green border at the top and bottom.

Symonds
& Sampson

Kingston House

Long Street, Sherborne, Dorset

Kingston House

Long Street
Sherborne
Dorset DT9 3DB

Formerly a veterinary surgery, this substantial Grade II Listed property offers a rare and flexible opportunity. Extending to approximately 5,102 sq ft over two levels, the property retains significant historic character and enjoys a sought-after location with parking for numerous vehicles. The property has received pre-application approval for development, including conversion into three apartments, the conversion of the stable block, and the construction of two detached dwellings. However, the generous scale, layout, and proportions of the main building also make it ideally suited to restoration as a single, distinguished family residence, offering the chance to create a substantial and elegant home while preserving its historic features.

- Substantial Grade II Listed property offering significant development potential
 - Extending to approximately 5,102 sq ft across two split levels
- Offering potential for a unique single residence, subject to the necessary consents
- Pre-application approval for conversion into three apartments, stables conversion and two new dwellings
 - Retains original layout and period features suitable for sympathetic redevelopment
- Access via East Mill Street with provision for numerous parking spaces
- Situated in a sought after location with close proximity to Sherborne amenities
 - For sale via Formal Tender

Guide Price **£495,000**

Freehold

For Sale Via Formal Tender - Tenders are to be received, in writing, on this form no later than 10:00am on Thursday 4th June 2026.

Sherborne Sales
01935 814488
sherborne@symondsandsampson.co.uk



THE DWELLING

Formerly operating as a veterinary surgery, this impressive Grade II Listed property presents a rare and exciting opportunity to restore and re-establish a significant dwelling of considerable scale and character. Extending to approximately 5,102 sq ft of accommodation arranged over two split levels, the property offers generous internal space and a layout that naturally lends itself to reinstatement as one elegant and substantial private residence.

The property has received a positive pre-application response for residential conversion and additional development, with proposals including the conversion of the former veterinary practice into three self-contained apartments, the conversion of the former stable block into a single residential unit, the construction of an additional dwelling to the rear, and the replacement of the existing garage block with a further residential unit.

However, the scale, proportions, and historic arrangement of the building also make it exceptionally well suited to buyers seeking to restore it as one distinguished family home. The generous accommodation, characterful layout, and ancillary buildings provide significant scope for a sympathetic renovation, allowing the creation of a substantial, versatile home that retains and enhances the property's historic character, while meeting modern living requirements—subject to the necessary planning consents.

The principal elevation fronting Long Street forms the heart of the property and offers the potential to create a distinguished residence with multiple reception rooms, spacious bedrooms, and flexible living spaces. The existing internal arrangement allows for thoughtful reconfiguration while retaining key character features, and the presence of two staircases provides further flexibility for family areas, guest accommodation, or home working.

To the rear, the former stable block and ancillary buildings offer excellent potential for complementary accommodation such as guest suites, studios, home offices, or leisure spaces associated with the main residence. Meanwhile, the existing covered yard, currently enclosed by later additions and a Perspex roof, can be reopened to recreate a traditional courtyard setting, reinstating the historic relationship between the main house and the stable block.

Vehicular access remains from East Mill Lane, providing space for ample parking and the opportunity to create landscaped gardens and private grounds befitting a property of this stature.

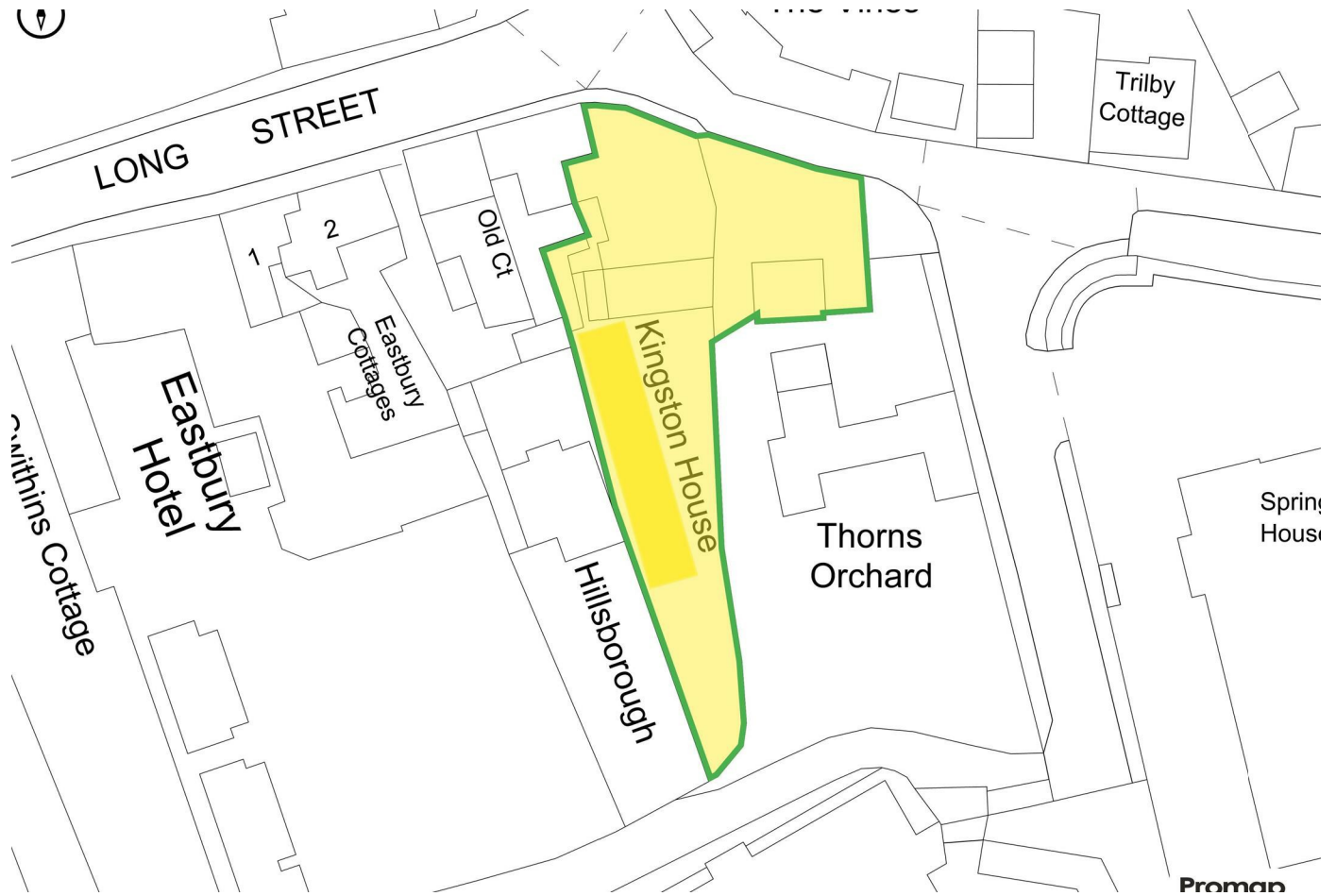
MATERIAL INFORMATION

Mains electric, gas, water and drainage connected to the property.
Gas central heating.

Broadband - Superfast broadband is available.
Mobile phone network coverage is available at the property, for further information please see <https://www.ofcom.org.uk>
Dorset Council
Council Tax Band: B

The property is situated in a conservation area.

Please note the pre-application can not be found on the Dorset Council website, please contact the agent for the pre-application report.





SITUATION

Situated on a sought-after street in the historic Abbey town of Sherborne, this property offers easy access to local amenities, schools, and transport links. Sherborne's main shopping street features independent shops, restaurants, and supermarkets, with Yeovil (5.5 miles) and Dorchester (18 miles) also within reach.

The area boasts excellent schools, including The Gryphon for secondary education and several renowned private schools.

Sherborne provides a regular mainline service to London Waterloo, while Castle Cary (12 miles) offers a faster route to Paddington. Airports at Bournemouth, Bristol, and Exeter are also easily accessible.

DIRECTIONS

What3words - ///grinders.smarting.summaries



FORMAL TENDER

Tenders are to be received, in writing, on this form no later than 10am on 4th June 2026

Tenders should be submitted on the following basis:

1. Any person wishing to purchase the Property must complete and sign the Formal Tender Form attached and return it together with the signed Contract, these printed conditions and a 10% deposit paid to Symonds & Sampson at the above address by the date and time stated.
2. Tenders should be for a fixed sum; no escalating bid or any offer calculated by reference to other offers will be considered.
3. To reduce the possibility of duplication of offers, the fixed sum should be for an uneven amount.

4. You should confirm how the offer is being financed and, if loan finance is required, that such finance has been arranged and is in place. All offers should be subject to the terms and conditions contained within the particulars of the sale and the Tender Pack.

5. If you are submitting an offer on behalf of another party, you should state the name and address of that party and you should confirm your authority to act as their agent.

6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.

7. Please clearly mark on the envelope with words "KINGSTON HOUSE" in the left-hand corner. In addition to this form, you must include the completed Contract from the Tender Pack and your cheque for 10% deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.



8. The Vendors do not commit themselves to accept the highest or indeed any offer.

9. Completion date as per Contract.

10. In submitting a tender the following assumptions shall apply:

- (a) that the tenderer has previously inspected the Property,
- (b) that the tenderer accepts the Property in the physical state it is now in,
- (c) that the tenderer has read the tender pack and has had the opportunity to raise such enquiries as a prudent purchaser might raise or has chosen to waive such an opportunity,
- (d) that the tenderer is aware of these Tender Conditions, the Contract and the consequences of submitting a tender which is successful.

NB. Tenders are submitted subject to these Formal Tender Conditions and the conditions in the Contract contained in the Tender Pack. Should your offer be accepted, contracts will be exchanged and the successful tenderer will be bound by these Formal Tender Conditions and the conditions in the Contract. We strongly recommend you instruct a solicitor to inspect the pack on your behalf before submitting a tender.

SOLICITORS

Porter Dodson
Emma Starr
01823 625856
emma.starr@porterodson.co.uk
The Quad, Taunton, TA1 2PX

Please contact Emma Starr in relation to the legal pack

Long Street, Sherborne

Approximate Area = 5102 sq ft / 473.9 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 5236 sq ft / 486.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1364237



Sherb/KS/1025



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Symonds & Sampson LLP
4 Abbey Corner, Half Moon Street,
Sherborne, Dorset DT9 3LN



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 of 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

FORMAL TENDER CONDITIONS
Kingston House, Long Street Sherborne, Dorset, DT9 3DB
("the Property")
SUBJECT TO CONTRACT
Tenders are to be received, in writing, on this form no later than
10:00am on Thursday 4th June 2026

SYMONDS AND SAMPSON, 4 Abbey Corner, Sherborne, Dorset, DT9 3LN
Ref: KS Email: ksimpson@symondsandsampson.co.uk

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5. If you are submitting an offer on behalf of another party, you should state the name and address of that party and you should confirm your authority to act as their agent.
6. You should state the name and address of the solicitor who will act on your behalf in the event of your offer being accepted.
7. Please clearly mark on the envelope with words "KINGSTON HOUSE" in the left-hand corner. In addition to this form, you must include the completed Contract from the Tender Pack and your cheque for 10% deposit. If you wish to check with us that your offer has been received at this office, we suggest that you mark the envelope with your initials or some form of identification.
8. The Vendors do not commit themselves to accept the highest or indeed any offer.
9. Completion date as per Contract.
10. In submitting a tender the following assumptions shall apply:
 - (a) that the tenderer has previously inspected the Property.
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 - (c) that the tenderer has read the tender pack and has had the opportunity to raise such enquiries as a prudent purchaser might raise or has chosen to waive such an opportunity.
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01935 814 488

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4 Abbey Corner, Half Moon St, Sherborne, DT9 3LN
ksimpson@symondsandsampson.co.uk
www.symondsandsampson.co.uk

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 property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

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10:00am on 4th June 2026

SYMONDS AND SAMPSON, 4 Abbey Corner, Sherborne, Dorset, DT9 3LN
Ref: KS Email: ksimpson@symondsandsampson.co.uk

I/We: _____

Of: _____

_____ Postcode _____

Telephone: _____

Hereby submit a Tender for **Kingston House** as described in our particulars and conditions of sale, in the sum of:

£ _____ In words £ _____

Please provide details of funding and enclose evidence (e.g., bank statements/mortgage offer/letter from bank)

Dated _____ Signed: _____

Name: _____

My/Our Solicitors are: _____

Address: _____

Please ensure this form is returned to our office together with the signed Formal Tender Contract and your deposit monies being 10% of your tender amount prior to 10:00am on 4th June 2026. This tender form should be completed in accordance with the conditions and stipulations set out in the contents of the sales particulars.



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