

An aerial photograph of a village in Dorset, England. In the foreground, a large, two-story stone house with a red-tiled roof and multiple dormer windows is visible. To its right is a long, single-story stone building with a dark roof. A white car is parked on the street in front of these buildings. The village is surrounded by lush green trees and fields, with rolling hills in the background under a blue sky with scattered white clouds.

Symonds
& Sampson

Guggleton Farm House

Station Road, Stalbridge, Dorset

Guggleton Farm House

Station Road
Stalbridge
DT10 2RQ

A handsome Victorian farmhouse within walking distance of Stalbridge town centre, offering five double bedrooms, three reception rooms and a wealth of period charm. The property enjoys a large private garden, extensive parking and versatile barns and outbuildings, with exciting potential for residential or commercial use, subject to necessary consents.



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- Detached Victorian farmhouse with period charm
 - Five double bedrooms, two with en suites
 - Three reception rooms with original features
 - Large garden, patio and conservatory
 - Extensive parking, barns and outbuildings with development potential
- Positive pre-application response for the construction of two dwellings
 - Sought after village location
 - No onward chain

Guide Price **£900,000**
Freehold

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THE DWELLING

A handsome detached Victorian farmhouse, conveniently situated within walking distance of the centre of Stalbridge. The house retains a wealth of period character, including flagstone and timber floors, exposed beams, sash and leaded-light windows and a number of fireplaces.

The accommodation is arranged over two floors and provides five double bedrooms, two of which have en suite facilities. On the ground floor, the reception hall leads to a generous sitting room, further reception room, kitchen/breakfast room, utility room and cloakroom. The upper floor provides five bedrooms, family bathroom and useful landing spaces suitable for study or home working.

Outside, the property is complemented by a large, enclosed rear garden, extensive parking and a range of barns and outbuildings. The buildings offer considerable scope for a variety of uses and, subject to the necessary consents, have potential for both residential and commercial purposes.

ACCOMMODATION

Entered via a welcoming reception hall with an original flagstone floor. From here, doors lead through to the principal reception rooms and kitchen, with a fine sash window to the front and attractive leaded-light detailing to the rear.

The generously proportioned sitting room enjoys a pleasing double aspect, with sash windows, exposed ceiling beams, timber flooring and an attractive feature fireplace. A glazed door opens directly onto the rear garden, creating a natural connection between the house and its surroundings.

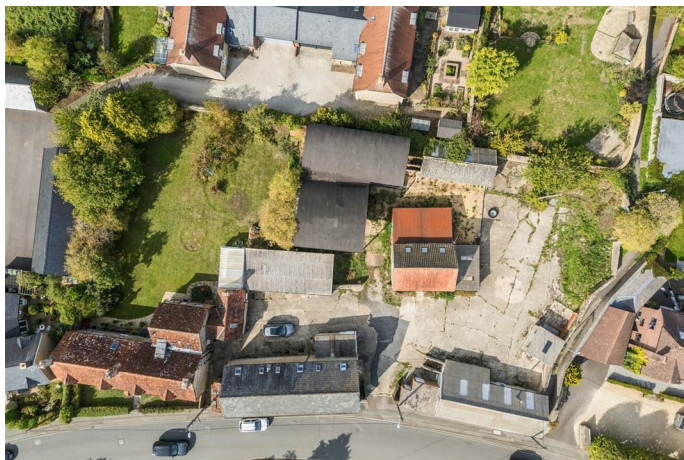
A further reception room provides a versatile additional space, equally suited to formal dining, a study, snug or family room. The room retains its original flagstone floor, sash window and feature fireplace.

The kitchen/breakfast room overlooks the rear garden and has direct access to the adjoining yard. Fitted with a range of wall and floor-mounted cabinetry, generous work surfaces and space for appliances, it provides a practical and sociable heart to the house. A well-appointed utility room, airing cupboard and cloakroom complete the ground floor.

The first floor is arranged around two split-level landings, providing useful space for a study area or home office. There are five generously proportioned double bedrooms, two of which benefit from en suite facilities, together with a well-appointed family bathroom.

The bedrooms enjoy a variety of attractive aspects, with views extending towards the front of the property and across the rear garden. One of the larger bedrooms is further enhanced by a handsome stone fireplace.





GARDEN

To the rear, the property boasts an expansive lawned garden, beautifully complemented by a variety of mature trees and established shrubbery. Enclosed by an attractive stone wall, the garden offers a sense of privacy and seclusion. Multiple rooms throughout the property provide direct access to the garden, leading onto the patio area ideal for outdoor dining and entertaining. The garden also provides external access to a conservatory, offering further versatile accommodation and an additional space from which to enjoy the surrounding grounds.

BARN AND OUTBUILDINGS

Situated to the easterly aspect of the property, a range of barns and outbuildings presents an exciting opportunity for a variety of uses. Of particular note is the positive pre-application response received for a proposed scheme to construct two dwellings, each offering three to four bedrooms. The proposed development provides for generous gardens, off-road parking and garaging,



creating well-proportioned and practical homes within this sought-after location.

Alternatively, the barns and outbuildings could provide an exceptional addition to the principal residence, offering considerable scope for a range of complementary uses, subject to the necessary consents.

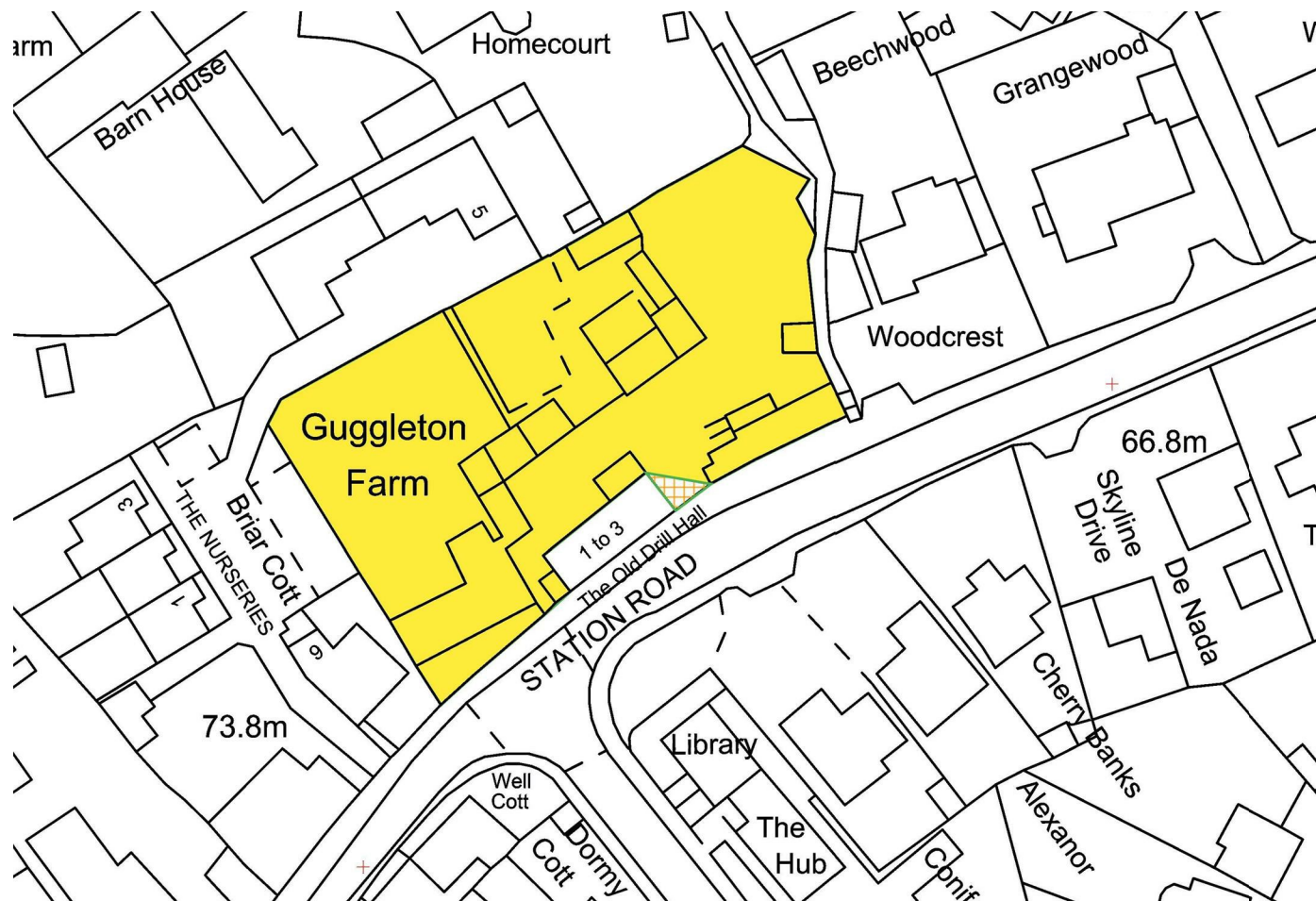
SITUATION

Situated within the charming Dorset market town of Stalbridge, the property enjoys a convenient position along Station Road, offering an appealing balance of town living and the attractive surrounding countryside of the Blackmore Vale. Stalbridge provides a range of everyday amenities, including independent shops, a supermarket, pharmacy, primary school and community facilities, catering for a variety of day-to-day needs.

The area is well served by educational facilities, with Stalbridge Primary School

catering for younger pupils and a selection of secondary schools available in the surrounding towns. For those seeking independent education, the nearby town of Sherborne is home to the highly regarded Sherborne Schools, including Sherborne School and Sherborne Girls, both offering established private education for secondary-age pupils. These well-known schools add to the appeal of the area for families seeking a choice of educational opportunities.

For commuters, Templecombe railway station is within convenient driving distance and provides services towards London Waterloo and Exeter St Davids, with Sherborne railway station offering further access along the same mainline. Road links via the A357 provide access to the surrounding towns and villages, including Sturminster Newton and Shaftesbury, whilst the wider Dorset countryside offers an abundance of opportunities for walking and outdoor pursuits.



MATERIAL INFORMATION

Mains electric, water and drainage.
Gas-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile phone connection is available at the property for further information
please see - <https://www.ofcom.org.uk>
Dorset Council
Council Tax Band: F

The property is situated within a conservation area.

We believe there is asbestos present in the outbuilding, buyers are advised to seek their own investigations.

Please note that the crosshatched area shown on the Promap is currently unregistered. The vendors will use their best endeavours to register the land with Land Registry and have made an application in this regard.

DIRECTIONS

What3words - [///stowing.wobbles.raft](https://www.what3words.com/stowing.wobbles.raft)



Guggleton Farm House, Station Road, Stalbridge, Sturminster Newton

Approximate Area = 2879 sq ft / 267.4 sq m (excludes lean to)

Limited Use Area(s) = 365 sq ft / 33.9 sq m

Garage = 337 sq ft / 31.3 sq m

Outbuildings = 333 sq ft / 31 sq m

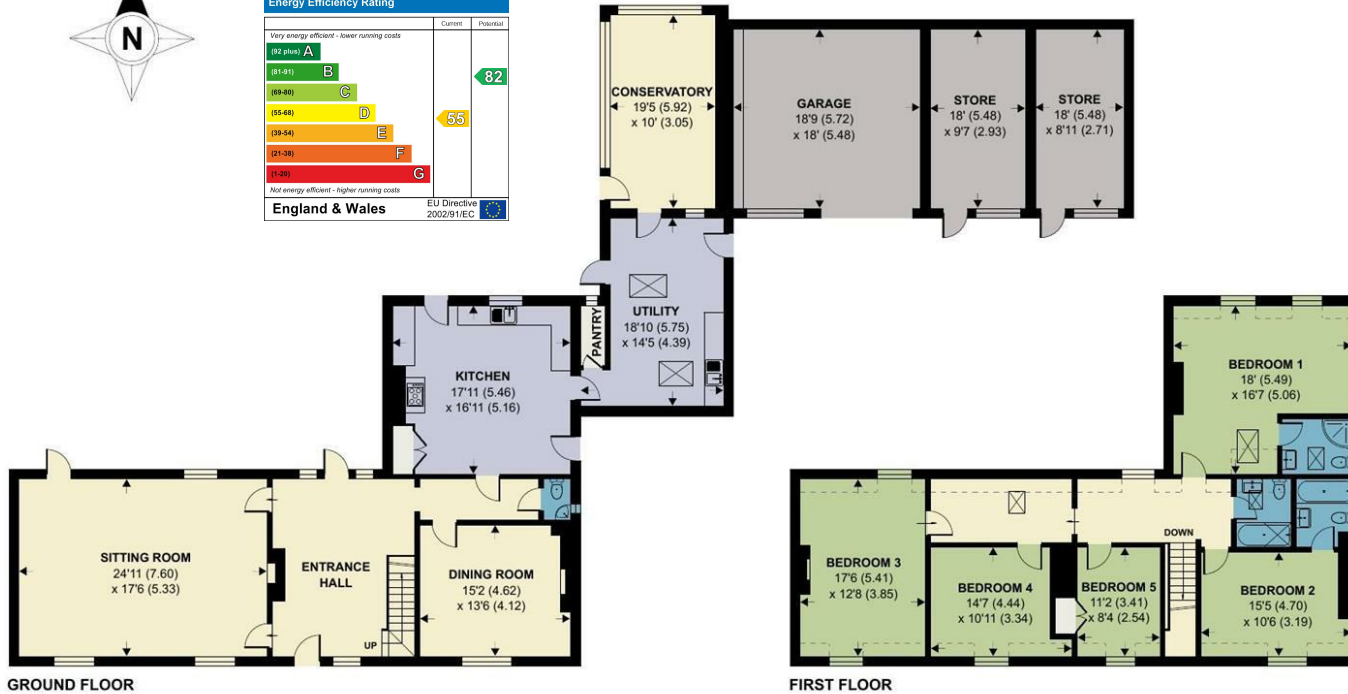
Total = 3914 sq ft / 363.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-plus) A		82
(81-91) B		
(69-80) C		55
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1530895



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