



Symonds
& Sampson

Birkin Stables

Stinsford, Dorchester, Dorset

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Stinsford, Dorchester,
Dorset, DT2 8QD

A former Victorian stables, converted and extended with four double bedrooms and three bathrooms. Offering substantial garaging, off-road parking and a generous walled garden.



- Former Victorian stable, thoughtfully extended
- Spacious, characterful reception accommodation
 - Principal bedroom with vaulted ceiling
 - Significant garaging with first-floor room
- Electric-gated driveway with ample parking
 - Large walled garden with fruit trees
 - Front lawn and wooded area
- Convenient setting near Dorchester

Guide Price **£585,000**

Freehold

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THE PROPERTY

This former Victorian stable to Birkin House has been extended and now forms a unique and spacious house, with significant garaging and a particularly attractive walled garden. Enjoying a blend of character features and modern benefits, this impressive property is spacious and well presented, with solid oak sash windows and some minor finishing works required.

The accommodation, in brief, comprises an entrance hall with cloakroom and access to the internal garage, a study/office with wall panelling and a substantial main reception space arranged over two levels, creating separate sitting and dining areas. Character features from its former use as stabling include an attractive wide staircase, while the majority of rooms benefit from wooden flooring and high ceilings, creating a wonderful feeling of space. The kitchen is fitted with a range of cupboards and drawers, an integrated electric oven and space for white goods, with ample work surfaces and a sink and drainer. An additional reception space forms part of a more recent extension and features an attractive fireplace with open fire, together with French doors opening onto the garden.

Upstairs, the property offers four well-proportioned double bedrooms. The principal bedroom is a particularly lovely room with vaulted ceiling, wooden flooring and exposed beams, together with an unfinished en-suite with provision for a bath and separate shower, WC and basin. Bedroom 2 benefits from an en-suite shower room, while Bedrooms 3 and 4 are both served by the generous family shower room.

The property benefits from a large, electric-gated gravel driveway providing ample parking, together with a substantial detached garage with double electric roller doors, power and light. The garage also benefits from a handy cloakroom and stairs leading to a first-floor room, offering scope for a variety of uses.

OUTSIDE

Enjoying a large walled garden with a variety of fruit trees, mostly laid to lawn with a monkey puzzle tree, flower borders and a charming sunken greenhouse. There is also a handy brick-built garden machinery store with electric roller door.

The front garden is enclosed by established hedging and connects to a further lawn extending along the southern boundary, leading to a small wooded area and adjoining farmland.



Birkin Stables, Stinsford, Dorchester

Approximate Area = 2523 sq ft / 234.3 sq m (excludes boiler room)

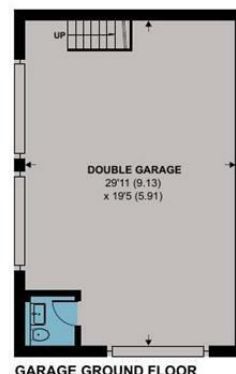
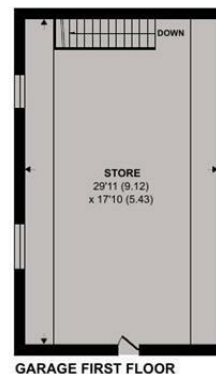
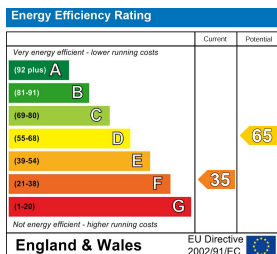
Limited Use Area(s) = 326 sq ft / 30.2 sq m

Garage = 1803 sq ft / 167.5 sq m

Outbuilding = 277 sq ft / 25.7 sq m

Total = 4929 sq ft / 457.7 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). © nichcom 2026. Produced for Symonds & Sampson. REF: 1501161



SITUATION

The property is situated on the outskirts of Stinsford village, close to the county town of Dorchester. The surrounding area enjoys a rural setting, with attractive countryside walks along the River Frome, through adjacent woodland and across the Frome water meadows, which are designated as a Site of Special Scientific Interest.

Dorchester is approximately 2 miles away and offers an excellent range of shopping, educational and recreational facilities, together with mainline railway stations providing services to London Waterloo and Bristol Temple Meads.

The A35 provides good road access towards the Poole and Bournemouth conurbation, whilst the county town of Weymouth and the Jurassic Coast are also within easy reach, offering a wide range of sailing, water sports and coastal activities.

DIRECTIONS

what3words:///statue.race.represent

SERVICES

Main water and electricity are connected.

Private drainage (septic tank).

Oil fired central heating.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Council Tax Band: F (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is situated within a designated Conservation Area. The property benefits from a right of access over a privately owned driveway.

Photographs were taken in August 2026.

Dorchester/SXP/09.09.2026 rev



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