

A photograph of a traditional stone building, likely a bakehouse, with a tiled roof and a weather vane. The building features several windows and a door, and is situated in a rural setting with a gravel driveway and a green lawn in the foreground. The sky is blue with some clouds.

Symonds
& Sampson

The Bakehouse

Golden Hill, Stourton Caundle, Sturminster Newton, Dorset

The Bakehouse

Golden Hill
Stourton Caundle
Sturminster Newton
Dorset DT10 2JW

The Bakehouse is an intriguing single story house of great charm and history, very much in the centre of this wonderful Dorset village.



- Single level former bakehouse / village shop
 - Beautifully renovated throughout
- Open plan kitchen / living / dining room with vaulted ceilings
 - Vibrant community within the village



Guide Price £540,000

Freehold

Sturminster Sales
01258 473766
sturminster@symondsandsampson.co.uk



THE PROPERTY

A renovated stone built single level house having been fully re-wired, new heritage radiators installed, new bathrooms and new double glazed windows to much of the house. The Bakehouse was a formally part of a farmyard and eventually a village shop until circa 1980 when it was converted into residential use.

A good porch and hallway has the large open plan living room and kitchen with dining room to one end which benefits from an abundance of light overlooking and accessing the enclosed garden. The kitchen has a series of individual units and larder storage units with an electric range cooker and hob. This is a very comfortable room with a mix of wood floors and quarry tiles in the dining area along with the vaulted ceiling, giving excellent proportions. A side utility room houses the washer and dryer with another sink, access to the patio and more access to an enclosed rear courtyard. Leading also from the hallway is a shower room with guest wc and then into a separate sitting room which itself has a wood burner set up in the corner and good room for piano, tv, sofa and chairs.

A corridor from here links to the 4 bedrooms, 2 of which having built in wardrobes. A smart family bathroom is at the end with bath, separate shower, wc and wash hand basin and dual-fuel towel rail, and anti-fog mirror.

OUTSIDE

The house is approached over a large gravel driveway off the village lane with plenty of parking and a walk way to the front door. To the side is a large shed or studio, with power and good light from the roof line windows. The area to the rear has a door to the garden and therefore lends itself to machinery store. The garden is enclosed with a level lawn, established wisteria, roses and a Twisted Hazel tree in the corner. A newly laid patio area links back to the side door from the utility room and into the kitchen.

SITUATION

Stourton Caundle is a true Dorset village with a very strong community surrounded by beautiful open farmland. The village itself has an attractive Inn, The Trooper, and Church. Neighbouring Bishops Caundle benefits from a community run village shop and a primary school ranked No1 on the Department of Education performance table for Dorset. Stalbridge is 2 miles and has various local shopping including an excellent family run supermarket, butcher's shop, Post Office and dentist surgery. For further shopping facilities Sherborne is a short drive and provides an attractive selection of modern and traditional shops around the historic town centre, the centre of which is the Abbey. Sherborne is also well known for its schools.

DIRECTIONS

What3words:///libraries.ruin.fortnight

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating system. Superfast broadband via Wessex Internet.

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

(Ofcom <https://www.ofcom.org.uk>)

Council Tax Band: F

Restrictive Covenants: TBC

Agents Notes: Planning has been granted in 2024 for an extension to the side.

P/HOU/2024/02879

Rights of Way: The neighbour has right of access to their gates for vehicles. The neighbour has recently gained planning permission for separate access away from the boundary of The Bakehouse, thereby these gates will become secondary.



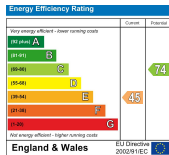
Stourton Caundle, Sturminster Newton

Approximate Area = 1388 sq ft / 128.9 sq m

Outbuildings = 252 sq ft / 23.4 sq m

Total = 1640 sq ft / 152.3 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). © nichecom 2026. Produced for Symonds & Sampson. REF: 1438476



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01258 473766

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



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