

Rolfe East



Longford Road, Thornford, DT9 6QQ

Guide Price £425,000

- ATTRACTIVE DOUBLE-FRONTED SEMI DETACHED PERIOD HOME (2628 SQUARE FEET).
- DRIVEWAY PARKING FOR SEVERAL CARS.
- LARGE BARN AT REAR (scope for conversion - subject to planning permission).
- SHORT DRIVE TO SHERBORNE TOWN AND RAILWAY STATION LONDON.
- PRETTY QUINTESSENTIAL VILLAGE CENTRE LOCATION CLOSE TO PUB AND SHOP.
- TWO / THREE RECEPTION ROOM AND FOUR / FIVE BEDROOMS.
- OIL FIRED RADIATOR CENTRAL HEATING AND OPEN FIREPLACE.
- GENEROUS REAR GARDEN ENJOYING GOOD PRIVACY.
- EXCELLENT CEILING HEIGHTS, WINDOW SEATS, BEAMS AND MULTI-PANE WINDOWS.
- SHORT WALK TO POPULAR PUB, SHOP, PRIMARY SCHOOL AND MORE.

80 Cheap Street, Sherborne, Dorset, DT9 3BJ
01935 814 929

sherborne@rolfe-east.com
<https://www.rolfe-east.com/>

Spring Cottage Longford Road, Thornford DT9 6QQ

'Spring Cottage' is a handsome, period, double-fronted, semi-detached house (2628 square feet) situated in a prime, pretty village centre address within a short walk of the popular village pub and shop. It is a short drive to Sherborne town centre and the mainline station to London Waterloo. This well-appointed home stands in a generous level plot and gardens with the rear garden boasting a sunny southerly aspect and a good degree of privacy. There is ample private driveway parking at the side providing off road parking for several cars. The driveway leads to the rear of the property to detached outbuilding / barn. The property offers superb scope for extension and conversion, subject to the necessary planning permission with the outbuilding boasting potential for an annex, work-from-home space or holiday let. The main house oozes with original character features including excellent ceiling heights, window seats, exposed beams and multi pane windows. It is enviably free from the restrictions of Grade II listing. The house requires modernisation. It benefits from good levels of natural light from a sunny southerly aspect at the rear. It is heated by an oil-fired radiator central heating system and an open fireplace. The accommodation is well laid out and comprises large entrance reception hall, sitting room, dining room, open plan kitchen / breakfast room with oil-fired Aga and pantry, snug / occasional ground floor bedroom five, rear lobby and ground floor WC / cloakroom. On the first floor there is a generous split-level landing area, master double bedroom with Jack-and-Jill en-suite shower room, three further double bedrooms and a first floor family bathroom. The property has village centre and countryside walks from nearby the front doors – ideal as you do not need to put the children or the dogs in the car! The cottage stands in the pretty heart of this exceptional Dorset village. VACANT - NO FURTHER CHAIN.



Council Tax Band: F



Thornford offers a superb public house, primary school rated 'outstanding' by Ofsted, village store and post office, village hall, parish church and its own cricket club. In addition, Thornford station is situated on the Weymouth to Bristol line which includes Bath and links to the Midlands and North. The historic town centre of Sherborne is a short drive away with its superb boutique high street with cafes, restaurants, Waitrose store and independent shops plus the breath-taking Abbey, Almshouses and Sherborne's world-famous private schools. It is also a short drive to two mainline railway stations making London Waterloo directly in just over two hours. 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.

Wrought iron gate and paved pathway lead to front door, outside light. Period glazed and panelled front door leads to

ENTRANCE RECEPTION HALL: 14'10 maximum x 6'2 maximum. A generous greeting area providing a heart to the home, staircase rises to the first floor, understairs storage recess, telephone point, radiator, moulded skirting boards and architraves, moulded picture rail, exposed beams. Panel doors lead off both sides of the entrance reception hall to the main ground floor rooms.

SITTING ROOM: 15'8 maximum x 13'2 maximum. A well-proportioned main reception room, multipane period window to the front with window seat, period style carved fire surround with tiled surrounds, paved hearth, open fireplace, moulded skirting boards and architraves, moulded picture rail, radiator, shelved alcove, TV ariel attachment.

DINING ROOM: 11'7 maximum x 15'11 maximum. A second main reception room able to accommodate large dining room table, multipane period window to the front, window seat, radiator, exposed beams, moulded skirting boards and architraves, moulded picture rail, telephone point, radiator. Door leads to fitted cupboard space.

KITCHEN BREAKFAST ROOM: 18'4 maximum x 13'3 maximum. Enjoying a dual aspect with period windows to the side and rear, a range of solid pine panelled kitchen units comprising laminated worksurfaces, inset stainless steel sink bowl and drainer unit with mixer tap over, a range of drawers and cupboards under, space and plumbing for dishwasher, oil fired Aga, space for electric oven and grill, space for under counter

fridge, a range of matching wall mounted cupboards, door to the rear. Double doors lead to shelved larder cupboard. Door leads to

WALK-IN PANTRY: 5'1 maximum x 4'11 maximum. Light and power connected, fitted shelves.

Latch door from the kitchen breakfast room leads to

SNUG / RECEPTION THREE: 13'1 maximum x 12'1 maximum. Two multipane windows to the rear overlook the rear garden, radiator.

Staircase rises from the entrance reception hall to the first floor landing. A feature split level landing, ceiling hatch to loft space. Panel doors lead off the landing to the first floor rooms.

BEDROOM ONE: 17'8 maximum x 9'11 maximum. A generous double bedroom, two multipane windows to the rear overlook the rear garden, exposed beams, radiator, extensive fitted wardrobes. Panel door leads to

EN-SUITE SHOWER ROOM: 7'2 maximum x 7' maximum. Fitted low level WC, pedestal wash basin, tiled splash back, glazed shower cubicle with wall mounted shower over, window to the rear, radiator. Double doors lead to shelved linen cupboard. Separate panel door leads back to the first floor landing.

BEDROOM TWO: 15' maximum x 12'9 maximum. A second generous double bedroom, multipane window to the front overlooking the pretty village centre, radiator, double doors lead to fitted wardrobe cupboard space, ceramic sink in worksurface.

BEDROOM THREE: 14'11 maximum x 11'7 maximum. A third generous double bedroom, multipane window to the front, radiator, double doors lead to fitted wardrobe cupboard space, ceramic sink.

BEDROOM FOUR: 8'5 maximum x 7'10 maximum. A fourth double bedroom, multipane window to the front, radiator.

FAMILY BATHROOM: 12'3 maximum x 6' maximum. A white suite comprising low level WC, pedestal wash basin, panel bath with shower rail and electric shower over, tiling to

splash prone areas, radiator, window to the side. Door leads to airing cupboard housing lagged hot water cylinder and immersion heater, shelving.

OUTSIDE:

At the front of the property a wrought iron period gate gives access to pathway leading to the front door. The front garden is enclosed by natural stone walls and gives a depth of 10' from the road. It is laid mainly to well stocked flowerbeds enjoying a variety of roses and mature plants.

PARKING: At the side of the property a dropped curb gives vehicular access to a gated driveway providing off road parking for several cars and leading to the rear garden.

REAR GARDEN: measures 63'6 in width maximum x 63'6 maximum in depth. This level rear garden is laid mainly to lawn and boasts a sunny south facing aspect, there is a paved patio seating area providing quite the sun trap, undercover area with outside lighting. The rear garden is enclosed by fencing and natural stone walls and boasts a variety of trees, plants and shrubs.

DETACHED TIMBER BARN: 22'2 in depth x 43'2 in width maximum. Natural stone paved floor, windows to the side and rear, double timber doors, light and power connected, original cobbled floor.

PLEASE NOTE: There is a public footpath that runs up the side of the driveway to the side of the barn.



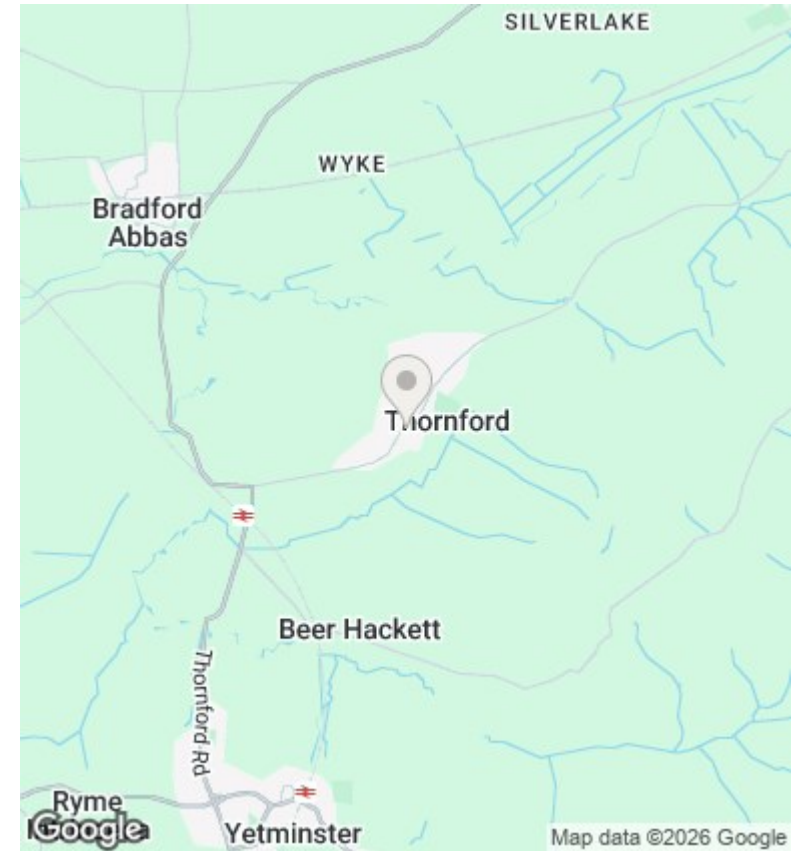


Spring Cottage, Longford Road, Thornford, Sherborne, DT9

Approximate Area = 1909 sq ft / 177.3 sq m
Outbuilding = 719 sq ft / 66.7 sq m
Total = 2628 sq ft / 244 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). © Richecon 2026. Produced for Rolfe East Sherborne Ltd. REF: 1400030



Directions

Viewings

Viewings by arrangement only. Call 01935 814 929 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		