

The Old School House Thornhill, Stalbridge, Dorset DT10



A newly renovated former Victorian school house with fine views over unspoilt countryside.





Stalbridge 1 mile, Templecombe station 3.7 miles (Waterloo 2.25 hours), Sherborne 6.7 miles, Wincanton/A303 8.1 miles, Castle Cary station 13.6 miles. (Paddington 90 minutes) (Distances and times approximate)



Situation

The Old School House is situated in the open countryside of the Blackmore Vale, a short distance from the small town of Stalbridge. Despite its small size Stalbridge has a wide selection of local amenities including a church, primary school, independent supermarket and café, pharmacy, dentist, optician and pub (see www.stalbridge.info). For wider requirements the towns of Sherborne (6.7 miles) and Wincanton (8.1 miles) are both within easy reach. There are direct rail services from Templecombe (2 miles) to Waterloo (2.25 hours) and from Castle Cary (12 miles) to Paddington (90 minutes). The local area also has a wide selection of excellent schools from both the state and independent sectors.



The Old School House

Thought to date from the 1870s, The Old School House is built of stone with a tiled roof and has a private position on a hillside overlooking pretty rolling countryside. The property has been a private house for many years before becoming derelict. It was then rescued in 2021 and sympathetically renovated to a high standard. The house has the benefit of undergoing a complete and comprehensive refurbishment in 2021. This includes a new central heating and plumbing system, rewiring, new kitchen and bathroom fittings, new double-glazed windows, new carpets throughout and the installation of a new treatment plant in line with current regulations. All manufacturer's warranties for the above works are provided. The Old School House presents a wonderful opportunity to acquire a period property with the confidence and assurance that you would expect from a modern home. On the ground floor are two reception rooms, conservatory and kitchen/breakfast room, which is fully fitted and has a 2-oven AGA and downstairs WC.

On the first floor are two double bedrooms with en suite shower rooms and two further bedrooms with direct access to the dual-access family bathroom.





Outside

The property sits in a newly landscaped garden of about 0.44 acre with a south-facing paved terrace, attached double garage and ample parking. An additional 0.5 acre may be available to buy from the neighbouring landowner by separate negotiation.

Tenure

Freehold

Services

Mains water & electricity. Private drainage. Oil-fired central heating & AGA.

Local Authority & Council Tax Band

Dorset Council
(www.dorsetcouncil.gov.uk)

Tax Band: F

Directions (Postcode DT10 2SQ)

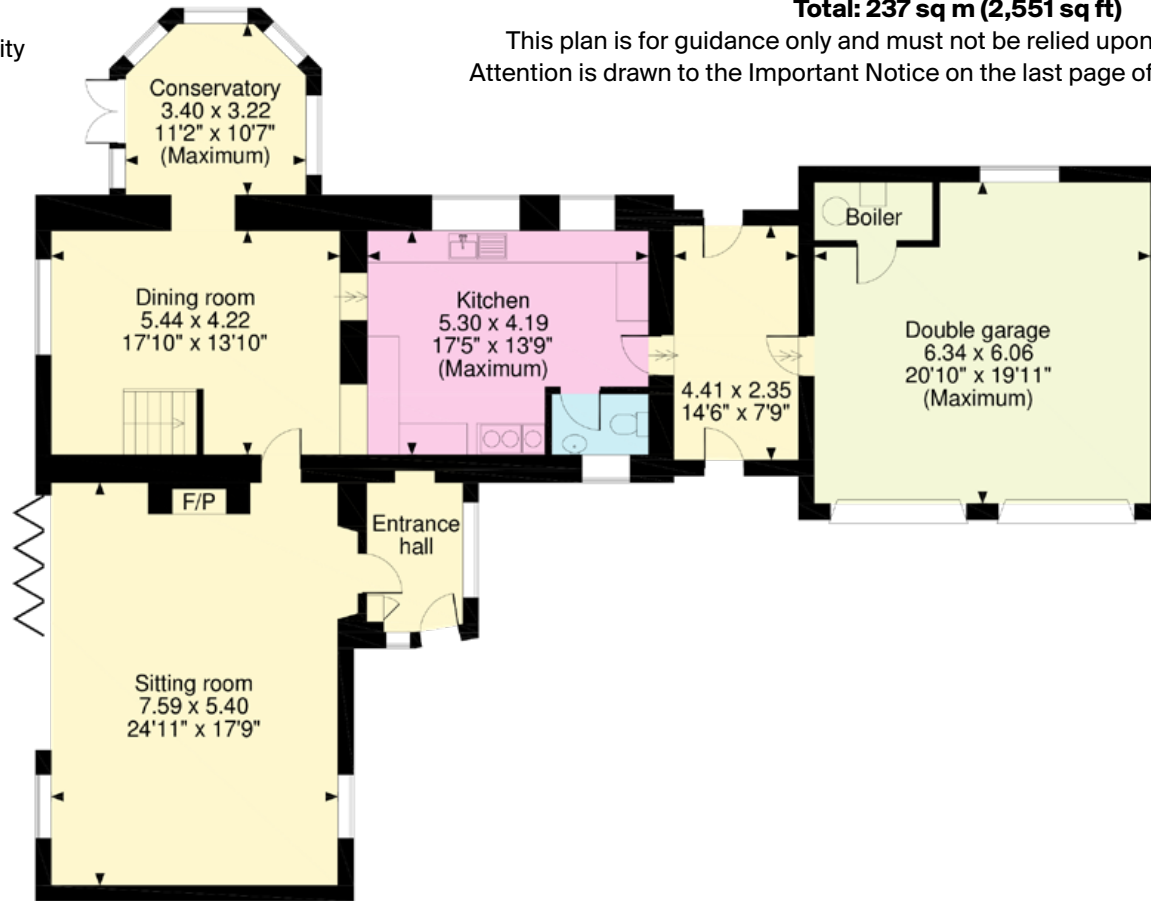
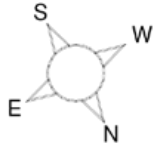
From the crossroads by the Henstridge war memorial where the A30 crosses the A357, head south-east on the A357 towards Henstridge. Continue on through Henstridge and then through Stalbridge. The property will be found on the right 0.75 mile beyond Stalbridge.



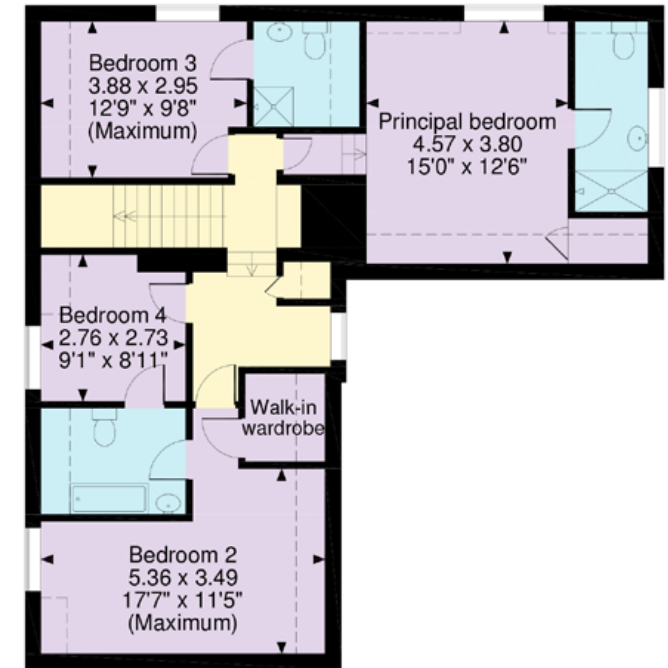
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
Main House: 199 sq m (2,137 sq ft)
Double Garage: 38 sq m (414 sq ft)
Total: 237 sq m (2,551 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



First Floor

Knight Frank
 15 Cheap Street
 Sherborne, DT9 3PU
knightfrank.co.uk

I would be delighted to tell you more.

Simon Barker
 01935 810064
simon.barker@knightfrank.com



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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