

Rolfe East



Street Lane, Longburton, DT9 5PD

Guide Price £175,000

- DETACHED FORMER VICTORIAN TEMPERANCE HALL
- ENVIABLY FREE FROM THE RESTRICTIONS OF GRADE II LISTING.
- SHORT WALK TO NEARBY COUNTRYSIDE.
- VACANT - NO FURTHER CHAIN.
- FAVOURED EDGE-OF-VILLAGE LOCATION.
- PLOT EXTENDING TO 0.13 ACRES APPROXIMATELY.
- SHORT DRIVE TO SHERBORNE AND DORCHESTER TOWNS.
- CONNECTED TO MAINS DRAINAGE, WATER AND ELECTRICITY.
- SHORT WALK TO PRETTY VILLAGE CENTRE AND POPULAR PUB.
- SHORT DRIVE TO MAINLINE RAILWAY STATION TO LONDON WATERLOO.

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The Longburton Victoria Temperance Hall Street Lane, Longburton

NTG 5DD

NO FURTHER CHAIN. 'The Longburton Victoria Temperance Hall' is a very pretty, period, natural stone, detached building situated in highly desirable edge-of-village address with a generous plot and lawned grounds extending to 0.13 acres approximately. The hall is enviably free from the restrictions of Grade II listing and yet retains many character features including excellent ceiling heights and gothic architecture. The property is connected to mains drainage and benefits from electric light and power. The accommodation boasts excellent levels of natural light and comprises entrance porch, main hall room with vaulted ceiling, kitchen, rear hall and WC / cloakroom. There are countryside walks not far from the front door – ideal as you do not need to put the children or the dogs in the car! It is a very short walk to the village centre, church and popular public house. The historic town centre of Sherborne is a short drive away. Sherborne boasts a superb boutique high street with coffee shops, 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 the mainline railway station making London Waterloo directly in just over two hours. Sherborne has 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 superb restaurant. This property boasts huge potential for conversion to a residential dwelling and the addition of driveway parking and a garage or carport, subject to the necessary planning permission. VACANT.



Council Tax Band: Exempt



Wrought iron front gates gives access to a pathway and ramp leading to the front door. Double timber period front doors lead to

ENTRANCE PORCH: 4'5 maximum x 4'3 maximum. Electric light connected, electric heater, period pine panel door leads from the entrance porch to the

MAIN ROOM: 24'3 maximum x 18' maximum. A superb sized main room with vaulted ceiling and exposed rafters, ceiling height measures 19'6 maximum. Stone arch windows to the front and both sides, moulded dado rail, light and power connected, two electric night storage heaters. Pine panel period door leads from the main hall to the

KITCHEN: 16'4 maximum x 9'11 maximum. A range of kitchen units with laminated worksurface, stainless steel sink bowl and drainer unit, a range of drawers and cupboards under, matching wall mounted cupboards, wall mounted electric water heater, window to the rear, electric night storage heater. Door from the kitchen leads to the

REAR LOBBY: 5'9 maximum x 4'11 maximum. Electric light connected, door to the rear. Door from the rear lobby leads to

WC / CLOAKROOM: 4'4 maximum x 4'10 maximum. Low level WC, wall mounted wash basin, window to the front, exposed stone work, extractor fan, electric light connected.

OUTSIDE:

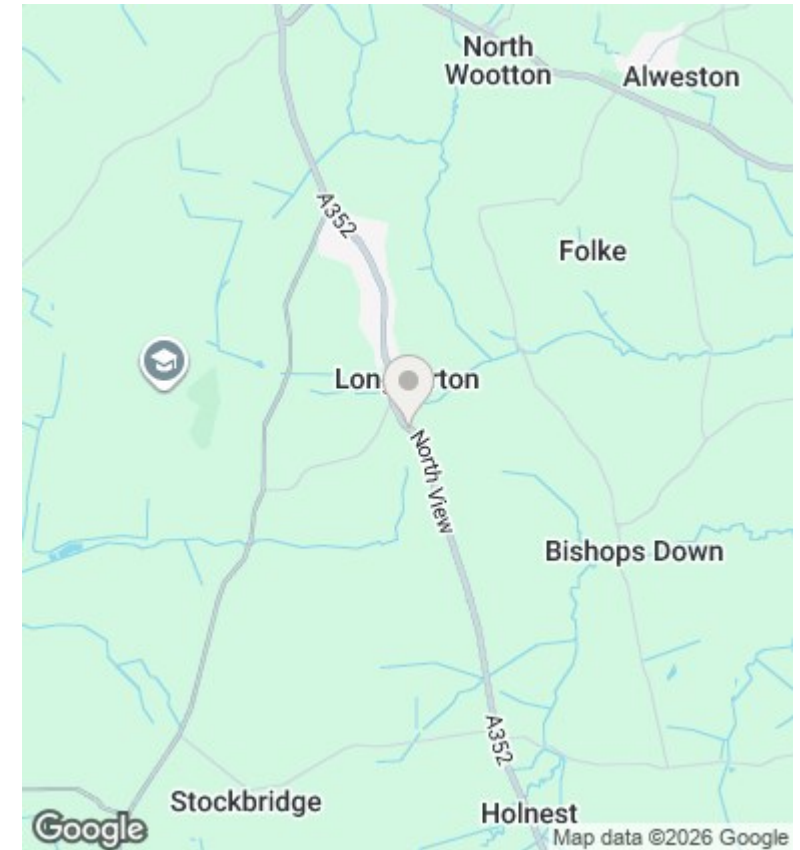
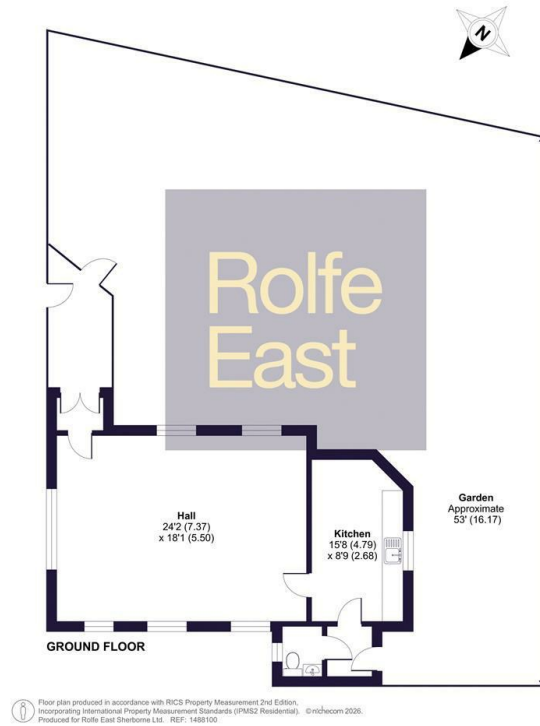
The hall stands in a generous level plot extending to 0.13 acres approximately with a lawned garden situated at the side and rear of the property. The main garden boasts a sunny south easterly aspect.





Street Lane, Longburton, DT9

Approximate Area = 639 sq ft / 59.3 sq m
For identification only - Not to scale



Directions

Viewings

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

Council Tax Band

Exempt