

LONGFORD ROAD

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THORNFORD





Eaglemead

Longford Road, Thornford. DT9 6QN

2 2 1 312 sq m

A detached bungalow with approximately 4.57 acres and outbuildings – full renovation / redevelopment opportunity. For Sale by Informal Tender closing date for offers on Tuesday 14th July at 12 noon.

Freehold Guide Price £400,000

DESCRIPTION

An exceptional opportunity to acquire a detached two-bedroom bungalow set within approximately 4.57 acres (1.85 hectares), together with a substantial barn and a range of additional outbuildings, positioned in an attractive rural setting on the edge of Thornford with open countryside views.

The property is offered in dilapidated condition and requires complete renovation throughout, providing significant scope for refurbishment, reconfiguration or replacement, subject to the necessary planning consents. The combination of a generous plot, redundant structures and existing buildings creates clear potential for redevelopment or alternative uses. The bungalow extends to approximately 1,496 sq ft (138.9 sq m), excluding the store, and is arranged over a single storey. The current accommodation includes a sitting room with fireplace, dining room, kitchen, utility room, two bedrooms and bathroom facilities. While the layout offers flexibility, the property is now in poor condition and is best suited to purchasers seeking a comprehensive project.

The property is offered for sale by informal tender, with a closing date for offers of Tuesday 14th July at 12 noon.



Eaglemead, Longford Road, Thornford, Sherborne, DT9 6QN



Approximate Area = 1496 sq ft / 138.9 sq m (excludes store)
 Outbuilding = 1863 sq ft / 173 sq m
 Total = 3359 sq ft / 312 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 Greenslade Taylor Hunt. REF: 1469225



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		51 E
21-38	F	33 F	
1-20	G		

Further details and tender documentation are available from the selling agents.

Viewing is strictly by appointment with the sole agents, Greenslade Taylor Hunt.

OUTSIDE

In addition to the principal dwelling, the property benefits from outbuildings extending to approximately 1,863 sq ft (173 sq m), including a substantial barn situated adjacent to the bungalow, along with further structures which are now redundant and in a dilapidated state. These buildings may offer potential for replacement or repurposing, subject to the appropriate consents.

The grounds extend to approximately 4.57 acres and comprise garden areas, yard space and pasture land, largely situated to the rear of the property. The land has its own independent access and presents an appealing opportunity for those seeking smallholding or equestrian use, or simply the privacy and amenity associated with a rural holding.

SERVICES & OUTGOINGS

Purchasers should satisfy themselves regarding utilities and drainage at the property.

Council Tax: Dorset Council—Band E

SITUATION

Eaglemead occupies an accessible yet rural position along Longford Road, just outside the village of Thornford, while remaining conveniently located for the nearby town of Sherborne, which provides a comprehensive range of amenities including shops, schools, leisure facilities and a mainline railway station with services to London Waterloo and Exeter.

DIRECTIONS

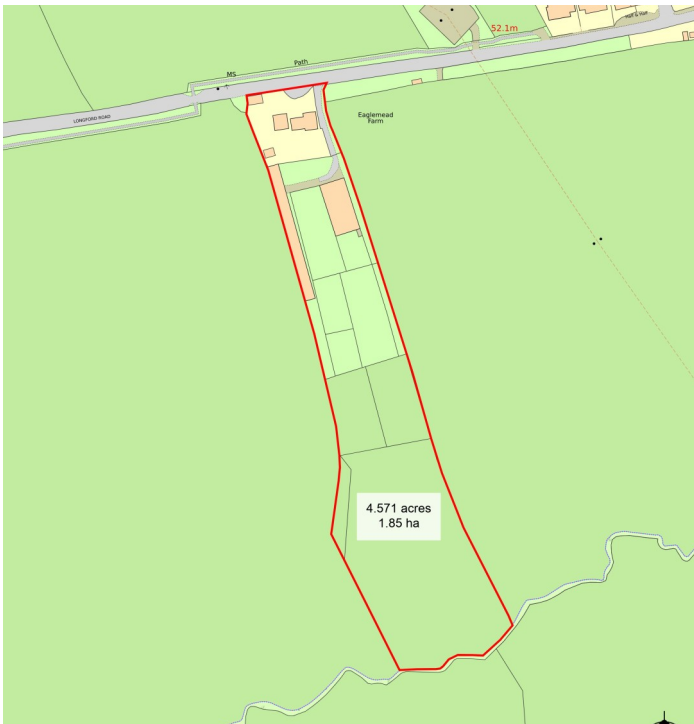
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ADDITIONAL INFORMATION

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



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VIEWING

Strictly by appointment with the agents
Greenslade Taylor Hunt.

3 Cheap Street, Sherborne, Dorset, DT9 3PT

Email: residential.sherborne@gth.net

Tel: 01935 813577 | Ref: SHE0000

GREENSLADE TAYLOR HUNT
www.gth.net