HIGH STREET

gth

MILBORNE PORT









Tippling Philosopher

High Street, Milborne Port. DT9 5AQ

5 | 6 | 4 | 489 sq m

Former Grade II listed public house located in the centre of this popular village with planning consent for three substantial dwellings and a separate residential barn conversion with courtyard garden and parking.

Freehold

Guide Price £675,000

DESCRIPTION AND OUTSIDE

An increasingly rare opportunity to acquire a Grade II listed former public house, together with a separate one-bedroom barn conversion with full independent residential use, situated in a prominent and convenient position within the centre of Milborne Port.

The property presents a highly attractive redevelopment opportunity, benefiting from full planning permission for the change of use and conversion of the former public house to create additional residential units, while retaining a separate existing dwelling on site.

Planning permission (Somerset Council reference 25/00707/FUL, dated 7 April 2026) has been granted for the change of use and associated alterations to create three additional self-contained dwellings within the former public house building.

This offers a clear and implementable scheme for a multi-unit residential development within the existing structure. [Decision notice | PDF]

The Grade II listed former pub is arranged over multiple floors and offers generous internal space, with the approved plans showing a conversion to provide a number of individual residential units arranged across ground and

first floors, incorporating living areas, kitchens, bedrooms and associated facilities in a practical layout. [Plans as proposed | PDF]

Importantly, the property also includes a separate one-bedroom barn conversion which has full residential use, providing an independent unit capable of immediate occupation or letting, and offering income-producing potential alongside the redevelopment of the main building.

Externally, the site includes ample allocated parking and circulation areas as indicated within the approved scheme, providing servicing for both the existing dwelling and the newly created units. [Site plan...s proposed | PDF]

The planning permission has been granted subject to a number of conditions, including implementation within three years, provision of parking (including electric vehicle charging). The phosphate mitigation requirement has been completed.
The local authority has confirmed that the proposed development is acceptable in principle and would not give rise to harm in respect of amenity, visual impact, highway safety or environmental considerations. [Decision notice | PDF]

SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

SITUATION

Milborne Port offers a range of day-to-day amenities, while the nearby town of Sherborne provides a more comprehensive selection of shops, schools, leisure facilities and mainline railway services to London Waterloo and Exeter.

The Tippling Philosopher represents a compelling opportunity to acquire a characterful listed building with consent for conversion, combined with an existing self-contained dwelling, creating a versatile and potentially income-generating residential scheme.

Further information, including planning documents and approved drawings, is available on request.







DIRECTIONS

What3words:///radically.dugouts.hips

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 1000 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

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%).







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: SHE260118

GREENSLADE TAYLOR HUNT

www.gth.net

High Street, Milborne Port, Sherborne, DT9 5AQ

Approximate Area = 4804 sq ft / 446.3 sq m
Outbuilding = 465 sq ft / 43.1 sq m
Total = 5269 sq ft / 489.4 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.
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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.









