




## The Old Stables, Shillingstone House, Shillingstone, DT11 0QR

Discover a beautifully converted former stable offering 902 sq ft of bright, characterful workspace within the idyllic grounds of Shillingstone House - a rare blend of period charm, modern practicality, and tranquil rural surroundings that's ideal for creative businesses, professional services or wellbeing uses looking for a distinctive setting with real presence.

 902.00 sq ft

To Let £550 Per Month

## THE PROPERTY

To Let – Character Office/Studio Space

The unit provides 902 sqft of well-presented accommodation, blending period charm with practical modern usability. Large windows and original features create a bright, characterful environment ideal for creative businesses, professional services, or those seeking a peaceful and inspiring setting.

Occupiers will benefit from the tranquil rural surroundings while still being within easy reach of local amenities and transport links.

## SITUATION

Set within the picturesque and historic grounds of Shillingstone House, this beautifully converted former stables offers an attractive and highly flexible workspace suited to a wide range of commercial uses. Blending character features with practical modern accommodation, the unit provides a unique working environment in a setting that is both peaceful and inspiring. The wider estate operates as a distinguished wedding venue as well as a private family home, creating a charming and welcoming atmosphere that complements the commercial element of the site.

Businesses benefit from the sense of quality and tranquility that the estate provides, while still enjoying convenient access to nearby villages and the market town of Blandford Forum. The stables conversion offers excellent versatility—ideal for creative industries, professional services, wellbeing uses, or any occupier seeking a distinctive and appealing workspace with real presence.

## DIRECTIONS

What 3 Words ///humid.duty.regal

## SERVICES

Mains electricity, mains water and drainage.

## LOCAL AUTHORITY

Dorset Council Tel: 01305 251010

Rateable Value - £6,375

## ENERGY PERFORMANCE

TBC

## CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website:-

[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



DorCom/LE/27.03.26



01305 261008 ext 5

commercial@symondsandsampson.co.uk  
Symonds & Sampson LLP  
6 Burraton Yard, Burraton Square,  
Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.