



## NO.3 THE OLD STABLES

LANGTON LONG, BLANDFORD FORUM, DORSET

JACKSON-STOPS 

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**NO.3 THE OLD STABLES  
LANGTON LONG, BLANDFORD FORUM, DORSET DT11 9HR**

A BEAUTIFULLY APPOINTED THREE STORY  
MEWS HOUSE CONVERTED FROM AN  
EXQUISITE GEORGIAN STABLE BLOCK



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**DISTANCES**

Blandford Forum 1 mile

Dorchester 20 miles

Poole & Bournemouth 15 miles

Salisbury 25 miles

(all distances are approximate)

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**KEY FEATURES**

- Secluded parkland setting
- Imaginative and well executed conversion
- Beautifully finished interior (about 1,500 sq/ft)
- Refitted kitchen with Miele appliances
- Large light sitting room opening onto terrace
- 3 bedrooms and 3 bath/shower rooms
- Sunny private patio leading onto grounds.
- Perfect "lock up and leave" retreat

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**DESCRIPTION**

Set in beautiful parkland overlooking the Stour valley just a mile from the centre of Blandford Forum, this exquisite Georgian stable block luckily survived the demolition of Langton House in the 1950's and it has a fascinating history. The wonderful octagonal courtyard was skilfully converted in to 10 mews style houses in the late 1980's and No.3 was comprehensively refurbished and updated again by the previous owner about 15 years ago. Since then it has been immaculately well maintained and in contrast to the classical exterior the interior is presented in a crisp contemporary style. Off the entrance hall there is a smart modern kitchen/breakfast room with top quality Miele appliances and an attractive sitting room with and open Jetmaster fireplace and views over the park and the river beyond. Upstairs there are three generous bedrooms and three well-appointed bath/shower rooms. The

cleverly designed layout of the two landings provides lots of additional reception space, storage or office space, and an ideal environment for working from home. As well as a refitted kitchen and upgraded bathrooms, a new heating system with replacement boiler, flat panel radiators and a pressurised hot water system have been installed. All these superb features make No.3 The Old Stables a perfect “lock up and leave” country retreat or a practical easy to manage live/work home in a convenient and peaceful rural setting.

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## OUTSIDE

No.3 probably has the best view of all the houses in The Stables with steps from the sitting room leading down on to a small private southwest facing terrace which opens directly out on to the lawns and parkland surrounding the property, which are available for the communal use of all 10 houses. Off the gravel drive in front of the entrance to the courtyard there is a generous visitor parking area and a double garage with additional loft storage.

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## SITUATION

The Old Stables are set in beautiful parkland on the edge of Langton Long, a small village with a cluster of houses and a church located just a mile from the centre of the Georgian market town of Blandford Forum, described by the Guardian in 2013 as “a small Bath in brick”. Beyond the market square there is an excellent range of range of amenities including an M&S Food Hall, Tesco and Lidl superstores. Much of the lovely countryside surrounding the village is designated as an Area of Outstanding Natural Beauty (AONB), and there are great opportunities to walk or ride down along the river valley towards Kingston Lacey (National Trust) or up on to Cranborne Chase. And there are plenty of other opportunities for recreation including sailing and water sports in Poole Harbour and Studland Bay, or walking in the Purbecks or along Dorset’s renowned Jurassic coastline not much more than half an hour’s drive away. Communication links generally are excellent. The village’s close proximity to the Poole, Bournemouth and Ferndown make it hugely convenient for people who work in that area. Commuting is straight forward and easy access on to the A31 provides a quick like to the M27 for Southampton and Portsmouth and on to the M3 up to London. Poole station has a fast regular train service to London Waterloo (about 2 hours), Southampton and Bournemouth airports, and Poole ferry terminal are all within easy reach.



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TOTAL APPROX. FLOOR AREA (EXCLUDING VOID) = 145.4 SQ M / 1565 SQ FT  
GARAGE = 34.5 SQ M / 371 SQ FT  
TOTAL = 179.9 SQ M / 1936 SQ FT  
(OF WHICH 10.9 SQ M / 117 SQ FT IS REDUCED HEADROOM)

### PROPERTY INFORMATION

**Services:** Mains water and electricity are available at the property. Private drainage (shared septic tank). LPG heating (central storage). Good broadband service.

**Leasehold and Management Information:** Lease: 999 years from June 1987, with each house having a 1/10th share of the freehold.

**Management charge:** currently set at £4,500 per annum payable half yearly in advance.

**Local Authorities:** Dorset Council. (01305) 221000. [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

**Council Tax:** Tax Band E. Current charge for the year 2026/27 £3,208.85

**EPC:** Exempt (Grade II listed)

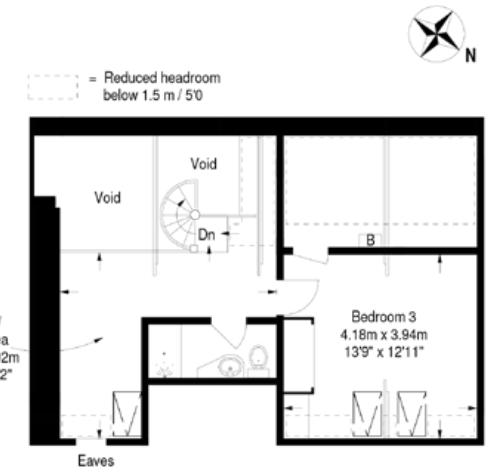
**Directions: For Satnav use DT11 9HR or What3words**  
**landowner.beam.bills (to entrance)**

Leave the centre of Blandford heading west on the B3082 towards Wimborne. At the ring road (A354) turn right at roundabout and head south towards Dorchester. After about 1/3rd of a mile take the first left signposted to Langton Long. Follow the lane into the village, drive past the church on the right and the entrance to The Old Stables will come up on the right. Visitor parking is on the end of the garage block.

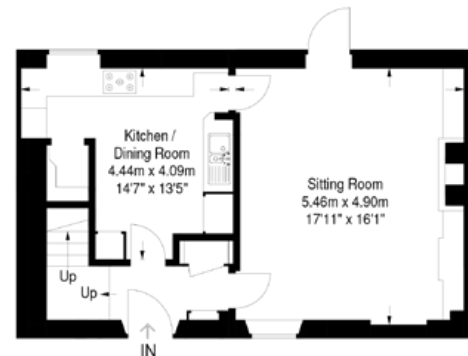
**Viewing:** Strictly by appointment with the agents: Jackson-Stops, Blandford Forum  
01258 423002



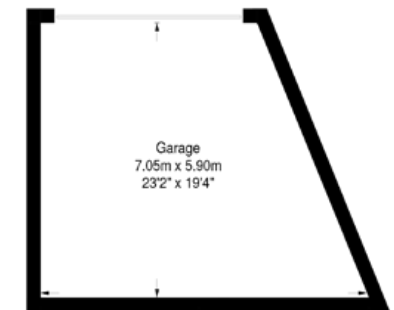
First Floor



Second Floor



Ground Floor



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BLANDFORD FORUM

01258 423002

[blandford@jackson-stops.co.uk](mailto:blandford@jackson-stops.co.uk)  
[jackson-stops.co.uk](http://jackson-stops.co.uk)

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