



Symonds
& Sampson

Langbury Cottage

Piccadilly Lane, Shapwick, Blandford Forum, Dorset

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Shapwick
Blandford Forum
Dorset
DT11 9JY

A charming 18th century Grade II Listed detached thatched cottage in a quiet country lane on the fringe of this popular Dorset village between the market towns of Blandford Forum and Wimborne Minster.



- No onward chain
- Fantastic views of surrounding countryside
- Delightful gardens of over a quarter of an acre
- Thatched bothy ideal for annexe or studio
 - Former stable block used as a garden room/workshop/studio
 - Thatched roof replaced in 2024

Guide Price **£600,000**

Freehold

Blandford Forum Sales
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ACCOMMODATION

Dating back to 1727, and formerly part of the Bankes Estate, this highly individual cottage is of brick and cob construction, and the wheat straw thatched roof was replaced in 2024. It stands in delightful gardens of over a quarter of an acre including a detached garage, a thatched bothy which could be used as a studio/annexe/Airbnb, and a former stable block now being used as a garden room, workshop and studio/office, all of which have power and lighting.

The property has a wealth of original features including an open fireplace, exposed beams and timbers, ledged-and-braced oak internal doors, and feature woodblock flooring to the ground floor. The inscription 'JGB 1727' refers to Joshua George Biles, whose family owned Langbury (formerly known as Longbury) Cottage until the 1930s.

An entrance porch with folding timber doors, brick floor and an oak stable door lead to a quarry tiled entrance hall with exposed beams and a quarry tiled under stairs study area. The charming sitting room boasts an exposed brick wall incorporating an open fireplace as a focal point, and features exposed beams, timbers and window seats. The kitchen/breakfast room comprises of a range of hand-built pine units, 4-burner gas hob, single oven, Twyford butler's sink and space for a fridge. The kitchen also has a superb

view over the adjacent farmland, a bench seat and space for a table and chairs and exposed beams. Rising to the first floor, a landing leads to two delightful double bedrooms, both of which have fitted wardrobes and lovely views. The main bedroom is an L-shaped dual aspect room coupled with an ensuite bathroom, and the second bedroom has an ensuite shower room.

OUTSIDE

Established gardens surround the cottage on three sides and include lawns, a thatched, brick-lined well, brick pathways and terracing, high hedges, mature trees including birch, beech and ash, a wealth of flowers and shrubs, a pond and a pedestrian gate to the lane. The gardens offer total privacy and backs onto open farmland with stunning views. A concrete driveway provides off road parking for two cars and leads to a detached double garage with wide timber entrance doors and a personal door. Behind the garage is a large, L-shaped former stable block, now used as a garden room, a large workshop and a studio/office. There is also a thatched detached bothy/studio/annexe with rendered elevations, ideal as an annexe for a dependent relative or studio. The bothy includes a small bed/sitting area, a kitchenette with sink, electric water heater, and space for a small table and a shower room comprising of a shower, wash basin and w.c.

SITUATION

The village of Shapwick is surrounded by farmland giving a wonderful rural atmosphere to the area. There are numerous footpaths and bridleways in the locality for access to the surrounding countryside. Within the village there is the Anchor Inn and St Bartholomew's Church together with a nursery school. The nearby village of Sturminster Marshall offers a small supermarket, pharmacy, public houses together with a first school. The surrounding towns of Wimborne, Blandford and Poole all offer a range of retail, commercial and recreational facilities

DIRECTIONS

[what3words:///syndicate.tempting.human](https://www.what3words.com/syndicate/tempting.human)

SERVICES

Mains electricity, water and drainage. LPG Heating

MATERIAL INFORMATION

Dorset Council Tax Band - F

Tel: 01305 211 970

EPC- Exempt

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

Please refer to the government website for more details. <https://www.gov.uk/check-long-term-flood-risk>
Photographs June - 2026 © Symonds & Sampson



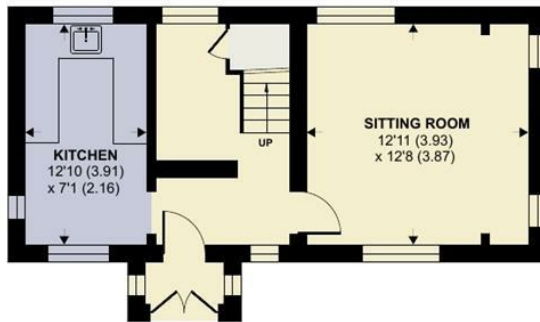
Piccadilly Lane, Shapwick, Blandford Forum

Approximate Area = 766 sq ft / 71.1 sq m
 Garage = 265 sq ft / 24.6 sq m
 Outbuilding = 737 sq ft / 68.4 sq m
 Total = 1768 sq ft / 164.1 sq m

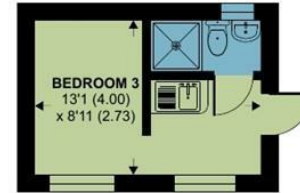
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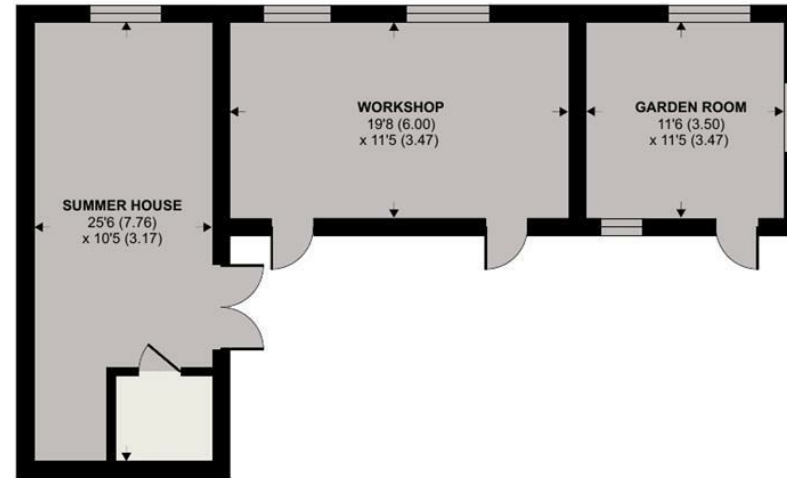
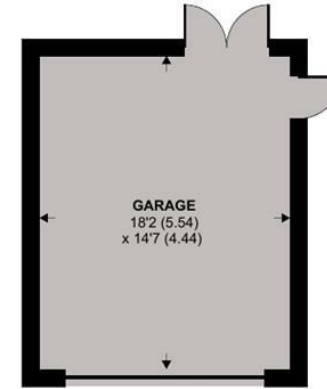
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Symonds & Sampson. REF: 1480263



Blandford/RB/July 2026



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