



Symonds  
& Sampson

# Beaulieu Wood Mill

Buckland Newton, Dorchester



# Beaulieu Wood

Buckland Newton

Dorchester

DT2 7DG

Set within 5.57 acres of its own grounds, this Grade II listed thatched cottage has been elegantly extended over the years, creating a refined yet characterful home that harmonises period charm with modern comfort. Offering versatile and well-proportioned accommodation across two floors.

Nestled amidst the glorious Blackmore Vale countryside, this residence is perfectly suited for equestrian enthusiasts or those seeking a smallholding, with superb facilities including paddocks and stabling.



- Grade II Listed
- Set within 5.57 acres of gardens and paddocks
- Views over the surrounding Blackmore Vale countryside
  - Versatile living accommodation
  - Equestrian/small holding
- Located on a quiet lane with a private driveway

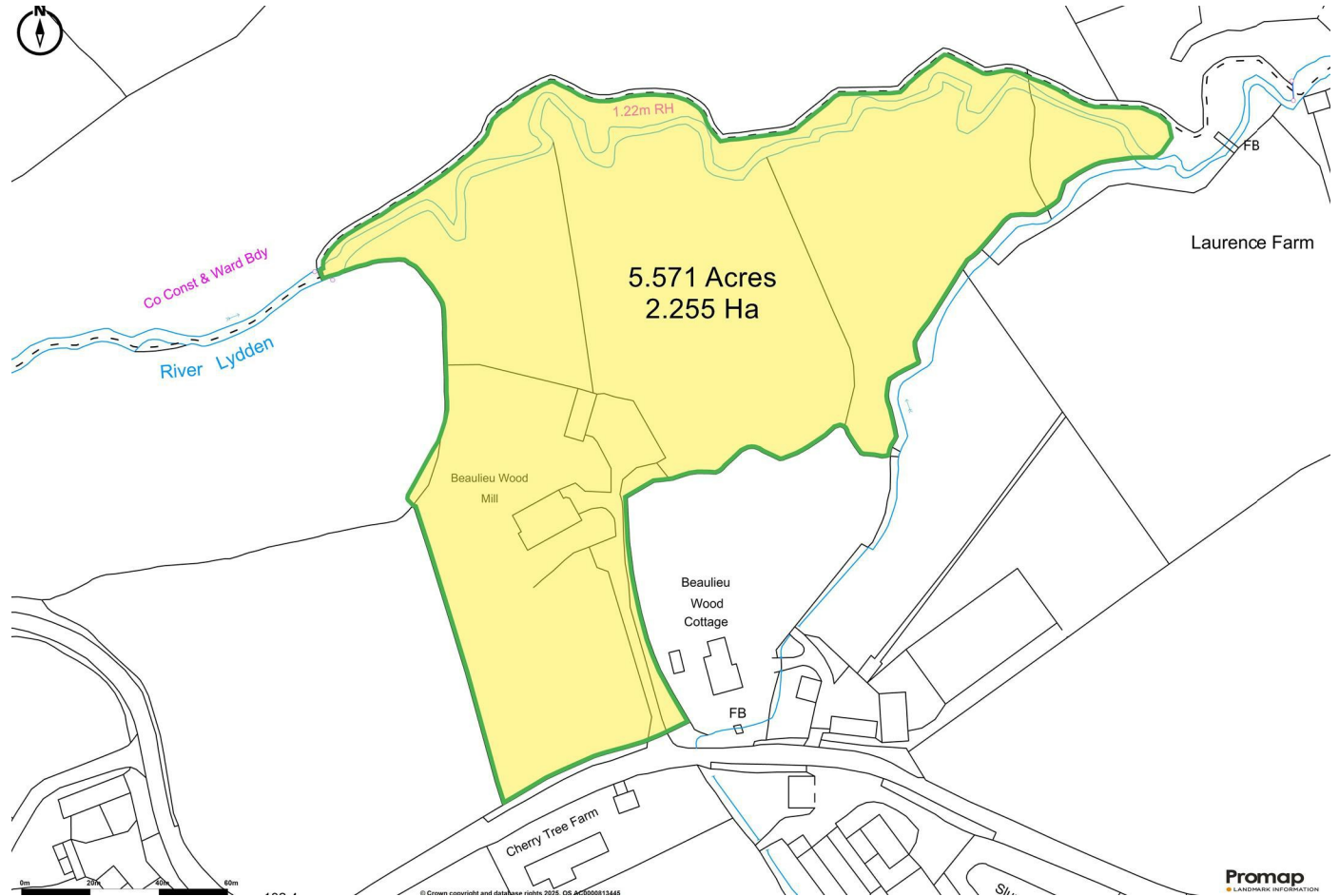
Guide Price £1,170,000

Freehold

Sherborne Sales

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## THE DWELLING

This charming detached period cottage, set beneath a traditional thatched roof, has been thoughtfully extended over the years to create a warm and inviting family home. Brimming with character and timeless appeal, it is nestled within 5.57 acres of land alongside stabling.

## ACCOMMODATION

A spacious entrance hall leads into the dining room, where the main staircase ascends to the principal landing. From the dining room, doors open to the sitting room and the kitchen/breakfast room.

The living room is full of character, featuring an impressive inglenook fireplace with an inset wood burner. A door provides access to the garden, while a separate door leads to the study.

At the heart of the home, the spacious kitchen diner is well-equipped with a range of modern base and wall units, a four-oven electric Aga, an integrated Smeg dishwasher and a wine fridge. French doors open onto a paved terrace, seamlessly connecting the space to the garden. Adjacent to the kitchen, the utility room offers additional storage and worktop space, with modern base units, a sink, an integrated Smeg fridge and freezer, and plumbing for a washing machine. A pantry is conveniently located nearby.

A small lobby off the kitchen leads to a versatile family room or fifth bedroom, along with a bathroom and a secondary staircase to bedroom two. This wing of the cottage provides an ideal self-contained space for guests, extended family, or potential income as a bed and breakfast.

Upstairs, the principal landing gives access to the beautifully appointed master bedroom, which benefits from an complete en suite. Two further well-proportioned bedrooms and a family bathroom complete the first floor.







## OUTSIDE

Set within 5.57 acres of picturesque Blackmore Vale countryside, this delightful Grade II listed thatched cottage enjoys a private and peaceful setting, surrounded by its own land. The gardens wrap around the property, predominantly laid to lawn and interspersed with mature trees and well-stocked shrub borders. A patio area adjacent to the cottage provides the perfect space for outdoor dining and entertaining while enjoying the surrounding rural views.

For equestrian enthusiasts or those seeking a smallholding,

the property boasts excellent facilities, including a timber stable block and store rooms, all benefiting from both light and power. Three paddocks, each equipped with water troughs, offer ample space for grazing and livestock.

A private driveway from the lane provides easy access to the yard and dwelling, ensuring both convenience and seclusion.

## MATERIAL INFORMATION

Mains electric and water are connected to the property. LPG central heating via underground tank.

Septic tank

Broadband - Ultrafast broadband is available. Mobile phone network coverage is likely both inside and outside on most major networks. (Information from Ofcom <https://www.ofcom.org.uk>) Dorset Council Council Tax Band: G

## SITUATION

Beaulieu Wood Mill enjoys a rural setting about 2 miles from the centre of Buckland Newton which has a





revitalised village store, popular primary school, playing field, modern village hall, church and the 'Gaggle of Geese' public house. Sturminster Newton, Sherborne and Dorchester are about 9, 10 and 12 miles respectively, all offering shopping, educational and recreational facilities. Both Dorchester and Sherborne have mainline railway stations to London/Waterloo. There is also the local line from Dorchester to Bath/Bristol. Cerne Abbas, about 5 miles distant, has a doctors' surgery and pharmacy, 3 public houses and village store. The A303 is accessed to the north from Wincanton, providing a direct east/west route linking with the M3 to London. There is some

outstandingly beautiful countryside in the area, with a network of footpaths and bridleways for walking and riding. Locally an abundance of excellent private schools include Leweston, Sunninghill, the Sherborne schools, Clayesmore, Milton Abbey and Bryanston. Whilst The Gryphon in Sherborne is also a highly regarded state secondary school, alongside Buckland Newton and Sherborne primary schools.

## DIRECTIONS

What3words - ///reflected.impact.smarting

## AGENTS NOTE

A public footpath passes through the land of the property.

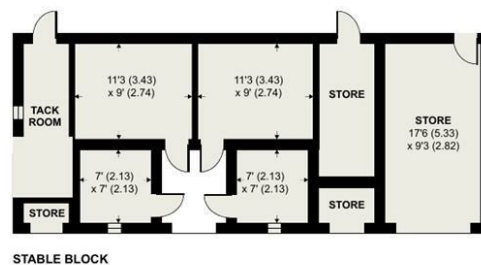
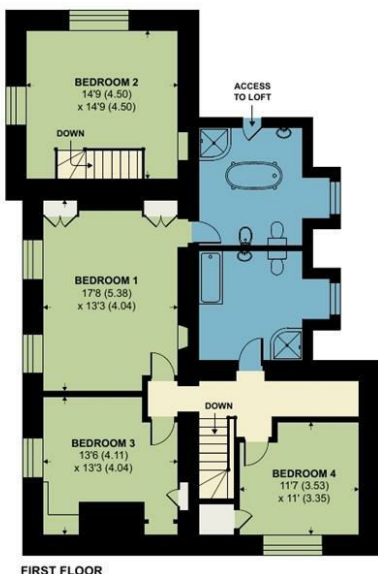




# Beaulieu Wood, Buckland Newton, Dorchester

Approximate Area = 2842 sq ft / 264 sq m (excludes stable block)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 486105



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