



**Forge House, Wonston, Hazelbury Bryan,  
Sturminster Newton, Dorset**

Guide Price  
**£840,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

A detached period house and converted former barn now offering spacious and flexible accommodation of over 3000 sq ft with outbuildings and land. In all 4.22 acres.

**Forge House, Wonston,  
Hazelbury Bryan, Sturminster  
Newton,  
Dorset, DT10 2EE**

- Detached character house of over 3300 sq ft
  - Flexible accommodation
- Set of rooms suitable for dependant relative/lodger
  - 4 double bedrooms, 2 bath / shower rooms
  - 30' sitting room
- Traditional outbuildings, garaging and stable block
  - Garden, orchard and field. In all 4.22 acres
  - Excellent central village location
  - Popular village with shop, pub, village hall
- Lovely surrounding countryside & network of footpaths

Viewing strictly by appointment  
Symonds & Sampson  
01258 473766





Forge House is a detached house with some parts dating back to the 1600's and has been a former forge and village shop. The first floor of the adjoining brick and stone barn was converted in 2006 and provides a superb sitting room and additional bedroom.

The front door opens into a hall off which is the former shop which is currently used as a hobbies room / office. The kitchen / breakfast room runs across the back of the house and there is a door from the kitchen to a large utility space in the barn where there is also a large store.

There is a sitting room with a fireplace, a double bedroom, also with a fireplace and a second kitchen with dining area and a back door to outside. These rooms are ideal for accommodating extended family or a lodger and there is a shower room with WC across the hall. (These rooms were formerly a dining room and sitting room.)

Stairs to the first floor rise from the hall to a good sized landing off which are two double bedrooms, one is double aspect, and a family bathroom. There is also a dining room with a wooden floor and a wood burning stove, with a door to the former barn which has been converted into a superb sitting room. This lovely room has large wood burner with exposed beams and views over the garden. This is a fantastic entertaining space at nearly 30' long.

A fourth double bedroom completes the first floor accommodation, a triple aspect room with a pretty stained glass window and a door leading to external stone steps down to the garden.

Outside, the garden is to the rear of the house with a terrace outside the back door with lawn and a range of traditional outbuildings, stable block, orchard and a small level field.

Beyond the garden are two fields with a pond and a field shelter. In all 4.22 acres.



#### Situation

Several hamlets make up the parish of Hazelbury Bryan, which is surrounded by glorious countryside that stretches towards Bulbarrow and the escarpment to the east. There are numerous paths and bridleways nearby, giving ample opportunity for walking and riding. Hazelbury Bryan has a shop, primary school, public house and village hall. Sturminster Newton, the nearest market town, offers a good range of shops, schools and other amenities. The larger towns of Dorchester, Sherborne and Yeovil are easily accessible, as are the coastal resorts of Poole and Weymouth.

#### Directions

From our offices in Sturminster Newton go over the bridge and turn right then take the first left up Glue Hill towards

Hazelbury Bryan. Once in the village pass the Memorial on the left and village hall on the right and continue into Wonston passing the turning to Mappowder. Continue along this road and Forge House will be found on the left hand side.

#### Outside

The property is approached from the lane with a large 27' garage with double wooden doors. An internal door leads to the back of the house and then opens out to the garden. There is a large terrace and a range of traditional outbuildings, currently providing useful storage but with potential for a home office or possible additional accommodation subject to any necessary consents. A neat, well maintained lawn continues away from the house with a greenhouse and flower and shrub borders. There is an

orchard and stable block with two stables and two open fronted small barns around a concrete yard and the garden continues where there is vehicular access off Drum Lane. A 5-bar gate gives access to a lovely level field with post and rail fence and hedge borders, a pond and field shelter. In all 4.22 acres.

#### Services

Mains water and electricity and drainage are connected to the property. Oil fired central heating system.

#### Local Authority

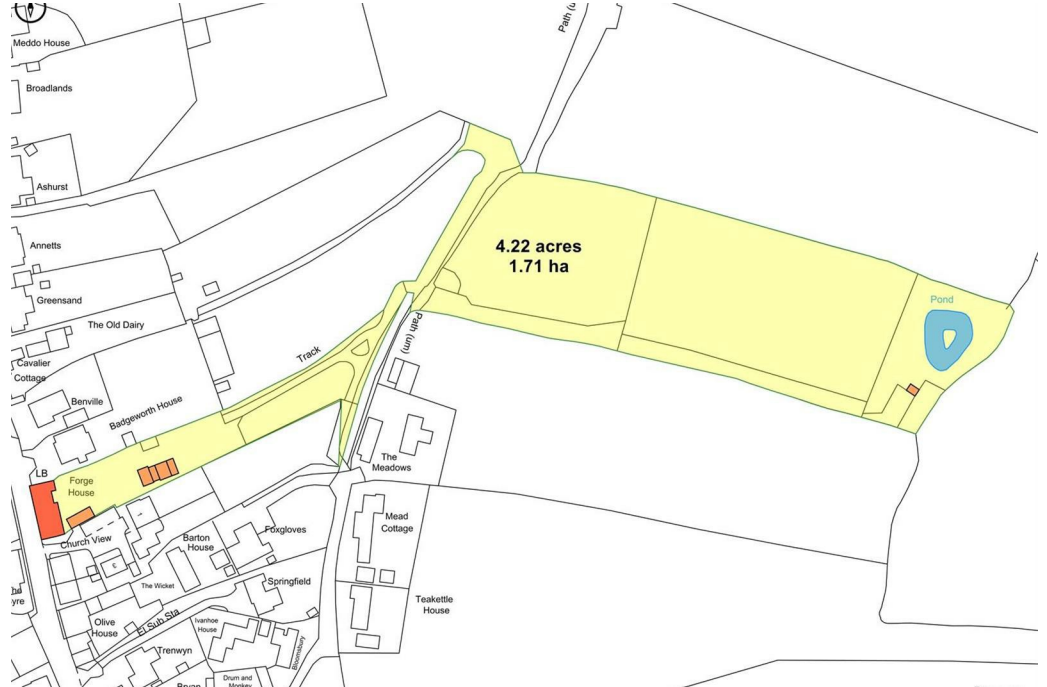
Dorset Council Tel: 01305 221000

Council Tax Band: F

#### Property Information

Broadband - Standard & superfast broadband is available. Mobile network coverage is available indoors and outdoors (Information from Ofcom <https://www.ofcom.org.uk>)





# Wonston, Hazelbury Bryan, Sturminster Newton

Approximate Area = 3323 sq ft / 308.7 sq m (includes garage)

Outbuildings = 1024 sq ft / 95.1 sq m

Total = 4347 sq ft / 403.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



GWB May 2024



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Symonds & Sampson. REF: 1117949



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