



Trinity House

The Causeway, Hazelbury Bryan, Dorset

Trinity House

The Causeway
Hazelbury Bryan
Dorset DT10 2BH

A large family house with over 3000 sq ft of internal family accommodation and lovely south west facing gardens with wonderful views to Bulbarrow. In all 2.35 acres.



- Large family house of over 3000 sq ft
- 5 double bedrooms, 2 bathrooms (1 e/s)
 - Excellent entertaining space
 - Kitchen with 5-oven electric Aga
 - South-west facing terrace
- Double garage and ample off-road parking
- Gardens and grounds in all 2.35 acres

Guide Price **£965,000**

Freehold

Sturminster Sales
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THE DWELLING

Trinity House is believed to have been built around 1930 of painted brick elevations under pitched tiled roof. The current owners have carried out a significant programme of updating and the house now has very well presented, spacious family accommodation of over 3000 sq ft. The 23' kitchen / breakfast room has a 3-oven electric Aga and 2-oven Aga companion, island unit and fine views over the garden to the hills beyond. There is a dual aspect sitting room with a large fireplace and wood burning stove, a second sitting room / snug with an open fire and French doors to the conservatory. The ground floor is a fantastic family / entertaining space and flows extremely well with a family room opening into the dining room via an arch. On the first floor all five double bedrooms have fitted wardrobes / storage and those at the back of the house have lovely views to Bulbarrow and the surrounding hills.

ACCOMMODATION

See floor plan but in brief:

Ground floor - Hall, sitting room, dining room, family room, kitchen/breakfast room, snug, study, conservatory, utility room, workshop, wc.

First floor - five double bedrooms, two bathrooms (one ensuite).

OUTSIDE

The property is approached from the road via double wrought iron gates on to a drive with parking and turning for many vehicles and a double garage with up and over doors. There is garden to the front with hedge boundary and a side garden with a well maintained, large lawn and some mature trees. Beyond this is an orchard with a variety of trees including Walnut, Apple and Cherry, a greenhouse and former stables currently used as a mower shed and excellent garden storage. There is a vegetable garden with raised beds, and a new shed. At the back of the house is a private terrace which, like the main rear garden, is south-west facing and a real sun trap. The garden is laid to lawn and opens up to a 'wild' garden which attracts an abundance of wildlife with paths mown through and having fine views out to Bulbarrow and of the surrounding countryside. In all 2.35 acres.





SITUATION

Hazelbury Bryan is located in the heart of Thomas Hardy's Wessex, approximately central within the triangle formed by the towns of Blandford Forum, Sherborne and Dorchester. It is on the edge of the Blackmore Vale and adjacent to Bulbarrow Hill. The village which featured in the Sunday Times 2015 top 50 places to live, is primarily supported by services located in Sturminster Newton about 4 miles distant, the larger towns such as Sherborne, Yeovil, Dorchester and Blandford Forum which are within about a half hour drive from the village. Hazelbury Bryan is the Parish name that embraces seven hamlets making up

the residential areas. They are Droop, Kingston, Parkgate, Pidney (including Partway), Pleck, Wonston and Woodrow. The village has a local shop, community sports field and a children's play area and The Antelope Inn. The Village Hall on Partway is an active centre of community life. The main Church for the village and the primary school are located at the south-eastern point, in Droop.

DIRECTIONS

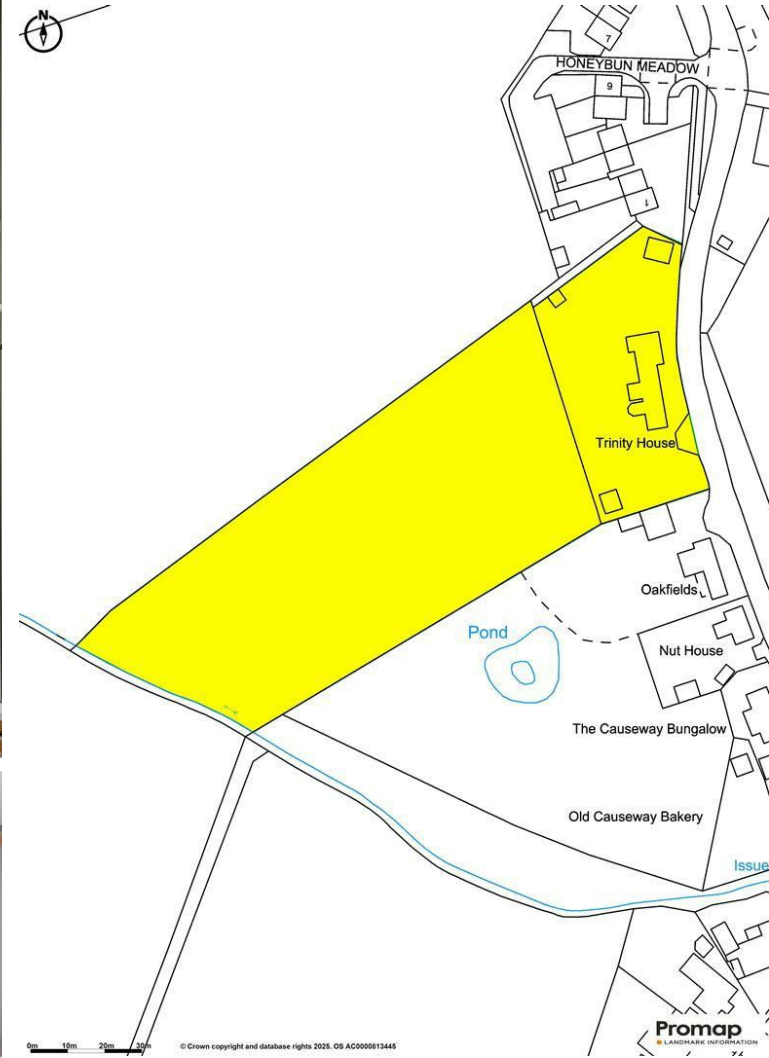
What3words:///elsewhere.snares.initial

SERVICES

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

MATERIAL INFORMATION

Standard, superfast & ultrafast broadband is available. Mobile phone network coverage is likely inside and outside – (coverage is best provided by O2 and Vodafone networks) (Information from Ofcom <https://www.ofcom.org.uk>) Council Tax Band: G Restrictive Covenants: Covenant to prevent building on the meadow. Rights of Way: Public footpath across very end of meadow.



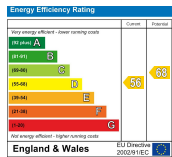
The Causeway, Hazelbury Bryan, Sturminster Newton

Approximate Area = 3056 sq ft / 283.9 sq m

Garage = 271 sq ft / 25.1 sq m

Total = 3327 sq ft / 309 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Symonds & Sampson



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