



Symonds
& Sampson

Hilltop Barn

Winterborne Zelston, Blandford Forum, Dorset

Hilltop Barn

Winterborne Zelston
Blandford Forum
DT11 9EU

A unique and characterful barn conversion with detached annexe enjoying an elevated position set in grounds of just under 2 acres with stabling, shelter and barn. Ideal for multi generational living, running a holiday letting business or an equestrian audience.



- Barn conversion totalling over 6,600 sq ft
 - Two/three bedroom detached annexe
 - Annexe has holiday letting history
- Grounds totalling approx. 1.88 of an acre with stables shelter & barn
- Blending character and charm with modern living
 - Flowing ground floor accommodation
 - Enjoying a high degree of privacy

Guide Price £2,250,000

Freehold

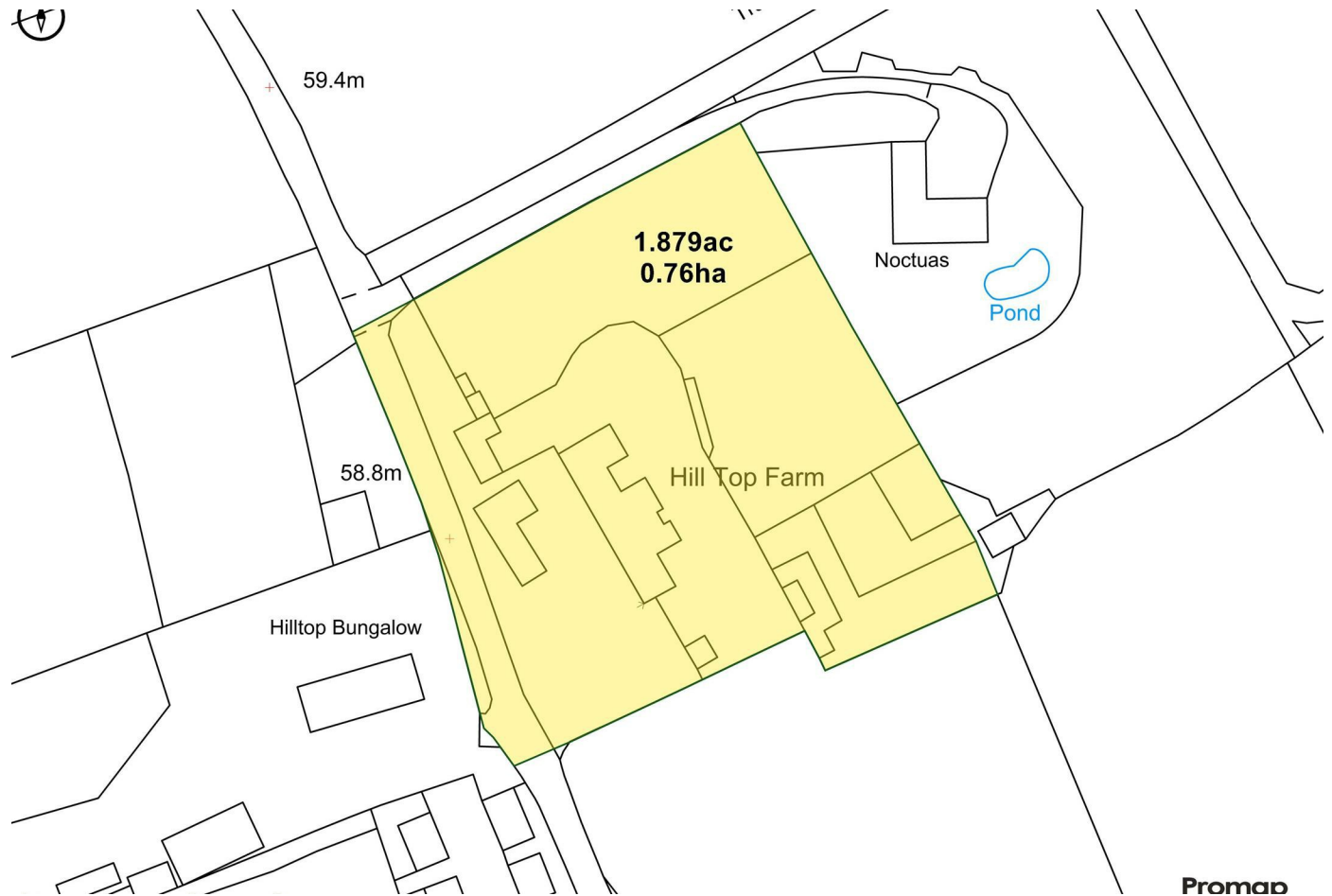
Blandford Forum Sales
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ACCOMMODATION

Hilltop Barn is a charming characterful home originally built over 200 years ago and converted as a labour of love by our clients in 1993. Renovated with a high attention to detail throughout using natural and reclaimed materials where possible, befitting a property with red brick elevations and slate roofs. The sympathetic blend of character and modern features is evident from the moment you arrive with an impressive gallery entrance hall with exposed wooden beams and large windows. The barn offers spacious and versatile accommodation throughout totalling over 6,600 sq ft. The heart of the home is the flowing farmhouse country style kitchen which leads to a wonderful garden room and sun room overlooking the rear garden and paddock. There are further receptions rooms including a family room together a handy boot room/second kitchen and utility room.

The first floor offers six individual and spacious bedrooms all with ensuites and brimming with character. The master bedroom is particularly impressive with a balcony overlooking the rear garden and a feature galleried dressing room. The Barn has in the past been run as a successful bed and breakfast for those looking to draw an income from the property, alternatively it makes a large yet homely residence with an excellent annexe for those looking for multi-generational living or to generate another income.





ANNEXE

The annexe is a wonderful recent addition which blends traditional materials with contemporary living and fittings. Currently used as both a successful holiday lettings business and for friends and family to stay. The modern open plan kitchen/sitting/dining room with two sets of patio doors flooding the room with light and has many character touches including exposed brickwork and wooden beams. The kitchen area has stylish units set with a wooden counter top and includes a feature island and ceramic sink. The ground floor includes a large double

bedroom with modern shower room. The first floor has a large area arranged with a double bed and a further seating area with a door leading to a workshop with separate entrance, which could be converted into a third bedroom or used as a separate home office. Completing the structure is a carport and further outside storage.

OUTSIDE

The property is accessed via a private road opening to a gravel driveway offering parking for multiple vehicles for both the barn and annexe. To the front of the annexe is a beautiful pond and a sunny terrace for enjoying the evening

sunshine. The frontage has beautifully kept lawns bound by colourful and well stocked flower beds. The rear garden enjoys a high degree of privacy and is screened from the surrounding paddock. A large terrace adjoins the barn and is accessed from several reception rooms with the remainder of the garden laid to lawn with established shrubs and trees. The paddock wraps around the garden and includes a stable with tack room and a field shelter, the current owners graze a horse but have previously kept sheep and chickens. There is a working area to the right hand boundary and this includes a substantial wooden shed set behind wooden gates. This area offers potential for a



separate garage, home office or further dwelling (subject to relevant permissions).

SITUATION

Winterborne Zelston is part of the seven Winterborne villages in the valley's south and west of Blandford. The village has a parish church, village hall, service station with shop and public house. A short drive to Bere Regis with its doctors surgery and public houses, village stores and post office. Good access to the A35 and A31 and the larger towns of Dorchester and Wimborne. The surrounding

countryside offers lots of good opportunities for sport and recreation. There are primary schools in Bere Regis and Winterborne Kingston, state secondary schools in Lytchett Matravers and Blandford with independent schools at Castle Court, Dumpton, Bryanston, Canford and Milton Abbey.

DIRECTIONS

what3words:///hacksaw.typed.mountain

SERVICES

Mains electricity, water and private septic tank drainage. LPG central heating system and Aga.

MATERIAL INFORMATION

Dorset Council Tax Band - G

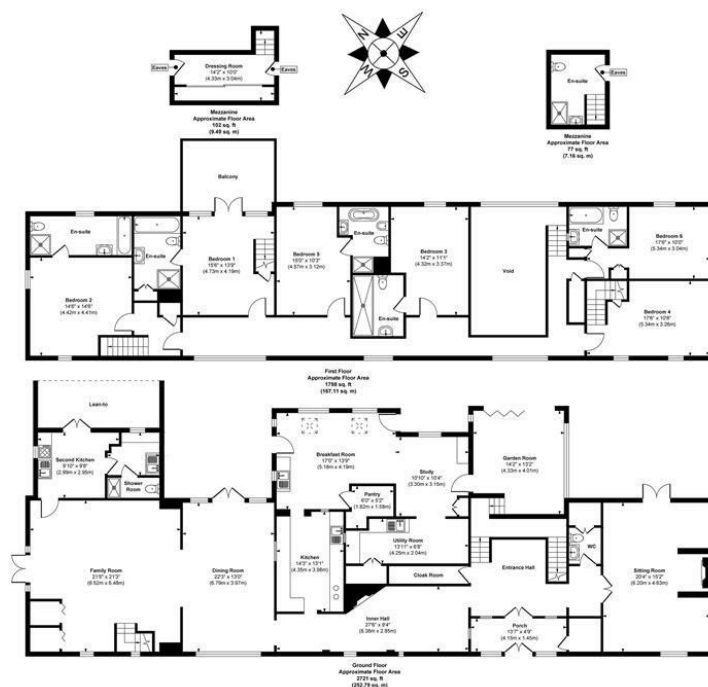
Tel: 01305 211 970

There is mobile signal and Ultrafast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
<https://www.gov.uk/check-long-term-flood-risk>

Energy Efficiency Rating		Current	Target
For energy efficient - lower running costs			
100 mm A	100 mm A		
90 mm B	90 mm B		
80 mm C	80 mm C		
70 mm D	70 mm D		
60 mm E	60 mm E		
50 mm F	50 mm F		
40 mm G	40 mm G		
30 mm H	30 mm H		
20 mm I	20 mm I		
10 mm J	10 mm J		
England & Wales	EU Directive	2002/91/EC	

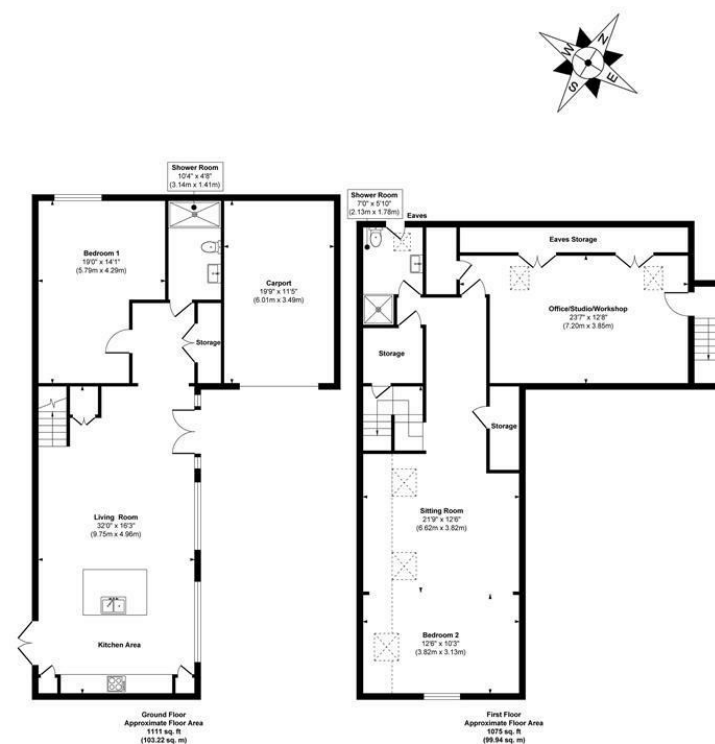
Hilltop Barn. DT11.



Approx. Gross Internal Floor Area 4698 sq. ft / 436.55 sq. m (Including Mezzanine)

Whilst every attempt has been made to ensure the accuracy of this floor plan
All measurements are approximate and for display purposes only.
Produced By Dolphin Media

Winterborne Zelston. DT11.



Approx. Gross Internal Floor Area 2186 sq. ft / 203.16 sq. m

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Blandford/DJP/May 2025



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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

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