



**The Long Barn, White Lackington,  
Piddletrenthide, Dorchester, Dorset**

Guide Price  
**£875,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

A stylish, 4 / 5 bedroom, detached barn conversion with double oak car port situated in the popular Piddle Valley within the AONB.

**The Long Barn,  
White Lackington,  
Piddletrenthide,  
Dorchester, Dorset,  
DT2 7QU**

- Detached barn conversion
  - Beautifully appointed
    - Open plan living
- 4/5 bedrooms (two en-suites)
- Oak framed double car port
  - Popular Piddle Valley
  - 10 year warranty

Viewing strictly by appointment  
Symonds & Sampson  
01305 261008





### The Property

The Long Barn has been converted to a high standard, with all works having been done to preserve the character of the surrounding area.

The property has well-arranged accommodation, with entrance to the property gained via a composite double glazed door and opens into a welcoming entrance hallway with stone floor and WC.

A particular feature of the barn is the open plan living area, with vaulted ceiling and exposed beams which shows the high level of finish throughout the property. The living area has an 8kw Kooqa wood burning stove and double doors out to the garden.

The modern fitted kitchen is arranged to one corner with marble tops and matching island. Integrated appliances include; AEG oven, microwave and warming tray, induction hob with integrated extractor, BOSCH wine fridge and fridge/freezer.

Off the open plan living area is the fourth bedroom with en-suite shower room and a staircase up to an area which could be used as a study or a fifth bedroom.



An inner hall, off the entrance hall, leads to the three double bedrooms, contemporary bathroom and laundry room with oak worktops, Belfast sink and integrated washing machine and dryer.

The principle bedroom has a vaulted ceiling with exposed beams, walk in wardrobe, double doors out to the garden, and an en-suite shower room.

#### Outside

Outside, a large gravel driveway provides ample parking and a double oak frame carport.

The garden is partly walled and mainly laid to lawn with shrub borders, and the river Piddle meandering adjacent to the eastern end of the garden.

#### Situation

The Long Barn is situated in a peaceful setting in this popular village which lies in the glorious Piddle Valley

about 7 miles north of Dorchester.

Within the village is a modern first school, general store/sub post office, public house, village hall and an active community.

There is direct access to the wonderful network of footpaths and bridleways which cross the surrounding countryside.

There are excellent shops and schools in Dorchester and the Abbey town of Sherborne, both towns have mainline railway stations to London Waterloo.

The World Heritage Jurassic Coastline is about 1/2 hour drive and offers a wide range of sailing, water sports and sea fishing opportunities.

#### Services

Mains electricity, water and drainage.  
Electric central heating - underfloor heating.

Broadband - Standard speed available

Mobile - Network coverage is reported to be good for both indoors and out on selected providers (Information from <https://www.ofcom.org.uk>)

Flood Zone 2 (<https://flood-map-for-planning.service.gov.uk>)

#### Local Authority

Dorset Council

01305 251010 and [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Council Tax Band: F

EPC: E

#### Agent Note

This property comes with a 10 year warranty with Protek.





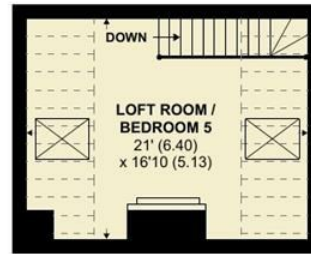
# White Lackington, Piddletrenthide, Dorchester

Approximate Area = 2335 sq ft / 216.9 sq m  
 Carport = 322 sq ft / 29.9 sq m  
 Limited Use Area(s) = 160 sq ft / 14.8 sq m  
 Total = 2816 sq ft / 261.6 sq m

For identification only - Not to scale



**Directions**  
 From Dorchester, take the B3143 signed to Piddletrenthide. Continue along the road for 5.3 miles to the village of Piddlehinton and just past the 30mph sign, turn left signposted to White Lackington. After a short distance, the property will be found on the left hand side.

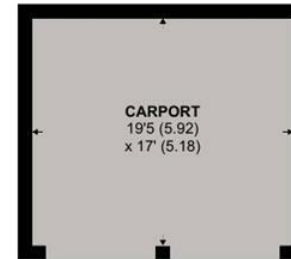


Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	47
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Symonds & Sampson. REF: 921689



Dorchester/ATR/28.03.2024

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