



Hazel Barn

White Lackington, Dorchester, Dorset

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White Lackington,
Piddletrenthide, Dorchester,
Dorset, DT2 7QU

A stunning, energy-efficient home with breathtaking vaulted oak beams, expansive open-plan living and eco-friendly features, set in a tranquil countryside location.



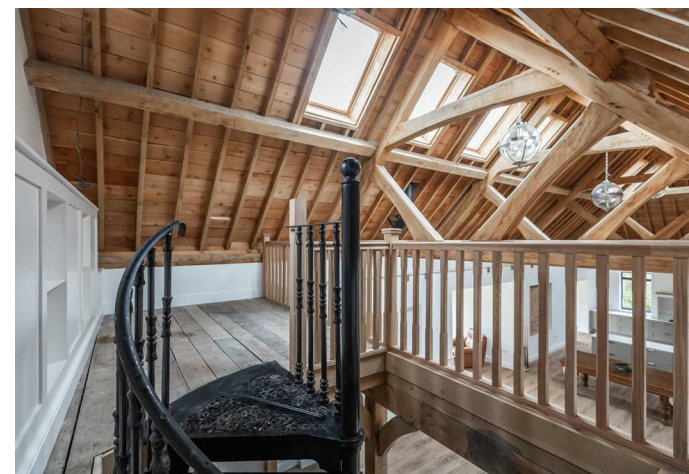
- Net zero efficiency barn - A rated EPC
- Beautifully designed barn conversion
 - Open plan living
 - Four bedrooms (all en suite)
 - Three bathrooms and one cloakroom
- Oak frame roof including cedar sarking timbers
 - A pair of double garages
 - 1.11 acres
- Ground source heating with NIBE heat pumps
- NUAIRE mechanical heat ventilation MVHR

Guide Price £1,250,000

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

Hazel Barn is an exceptional home, featuring part-rendered, part-flint, and brick-banded elevations beneath a tiled roof. This stunning, energy-efficient property offers thoughtfully designed, spacious accommodation extending to approximately 2,800 sq ft, primarily arranged over a single level. A charming minstrel’s gallery, crafted from solid oak and accessed via a spiral staircase, adds a unique touch to one end of the main living space.

Designed for modern lifestyles, the heart of the home is a breathtaking open-plan living area. This vast space encompasses a sitting and dining area alongside a stylish, well-appointed kitchen, all set beneath a striking, vaulted cruck-framed oak roof—an architectural feature rarely found in contemporary homes. A flue is already in place, ready for the addition of a wood-burning stove, while an exposed brick wall serves as a subtle nod to the original barn that once stood on the site. Underfloor heating runs throughout.

The ground floor also hosts four bedrooms, including two with en suite, a family bathroom and a bright garden room facing east with views over the garden.

A generous utility room, cloakroom and a dedicated plant room complete the accommodation. The plant room houses the state-of-the-art low-energy heating system, including a ground source heat pump, mechanical ventilation and heat recovery (MVHR) system and large hot water tanks.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	100	100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



OUTSIDE

Approached via a quiet no-through lane that meanders past the River Piddle, Hazel Barn enjoys a tranquil setting.

Double gates open onto a substantial block-paved driveway, offering ample parking and access to a large timber-clad outbuilding providing garaging and storage.

The majority of the plot extends to the south and east, where a paved terrace wraps around the property. The garden is predominantly laid to lawn, gently rising towards the east.



In the northeast corner of the plot, a second substantial timber-clad outbuilding benefits from a solar array installed on its south-western roof slope, further enhancing the home's eco-friendly credentials.

SITUATION

Hazel Barn is situated in White Lackington, set between Piddlehinton and Piddletrenthide, in the heart of the Piddle Valley. Piddletrenthide offers a village store/post office, parish church, two public houses, a village hall, a modern first school and a hairdresser.

Dorchester is about 6 miles away and provides a selection of shopping, educational and recreational facilities. The historic Abbey town of Sherborne is about 13 miles to the north. Both towns have a mainline railway station to London (Waterloo).

There is excellent walking and riding in the immediate vicinity with a network of bridleways and footpaths. The area is well placed for both state and independent schools. The Piddle Valley Church of England First School is within the village and is the feeder school for St. Mary's Church of England Middle School in Puddletown.



DIRECTIONS

What3words///fantastic.witty.cling

SERVICES

Mains water, electricity and drainage.

Ground source heating with NIBE heat pumps.

NUAIRE mechanical heat ventilation MVHR (mechanical ventilation heat recovery units).

Solar Array.

Broadband - Standard speed available

Mobile - Likely to get mobile coverage outdoors and have limited coverage indoors

(<https://www.ofcom.org.uk>)

Council Tax Band: TBC (Dorset Council - 01305 251010)

MATERIAL INFORMATION

The property is in an area at high risk for river flooding. However, we are advised by the vendor that the property has never flooded during their ownership. For further information <https://www.gov.uk/check-long-term-flood-risk>

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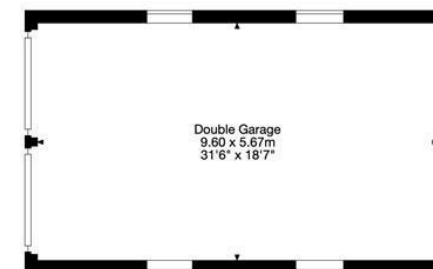
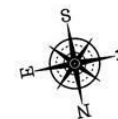
Gross Internal Area (Approx.)

Main House = 263 sq m / 2,830 sq ft

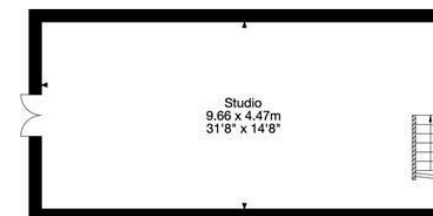
Garage 1 = 54 sq m / 581 sq ft

Garage 2/Studio = 100 sq m / 1,076 sq ft

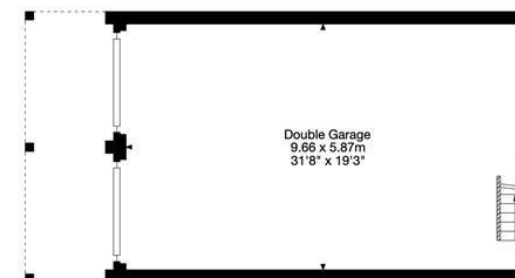
Total Area = 417 sq m / 4,487 sq ft



Garage 1



Garage 2 First Floor



Garage 2 Ground Floor

Dorchester/ATR/05.03.2025

Capture Property Marketing 2023. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied upon as a statement of fact.

Capture.



01305 261008

dorchester@symondsandsampson.co.uk
Symonds & Sampson LLP
9 Weymouth Avenue, Brewery Square,
Dorchester, Dorset DT1 1QR



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