



Symonds
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The Old Mill

Tolpuddle, Dorchester, Dorset

The Old Mill

Tolpuddle, Dorchester,
Dorset, DT2 7EX

A charming 19th-century former watermill, beautifully converted into a characterful home with stunning gardens, period features, and a tranquil riverside setting in the heart of Tolpuddle.



- Grade II listed former working mill
- Principal bedroom with en suite
- Three further double bedrooms and bathroom
 - Two reception rooms and garden room
 - Mature gardens
 - Stretch of the River Piddle
 - Double garage and driveway
 - Paddock and stables
 - Set in 1.27 acres
 - No forward chain

Guide Price £1,250,000

Freehold

Dorchester Sales
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THE PROPERTY

The Old Mill is a stunning and unique former watermill, beautifully converted into a characterful home in the heart of the picturesque village of Tolpuddle. Built in 1827 and the vendors' family home for more than 35 years, this detached property retains much of its historic charm while offering modern comforts and well-presented interiors.

The property is accessed from the drive into the hallway with a cloakroom. The heart of the home is the kitchen/dining room, fitted with a range of elegant Shaker-style units and walk-in larder. Adjacent to this is the generously sized, double-aspect sitting room, complete with 'Jotul' wood-burning stove. From both the kitchen and sitting room, you can access the lovely garden room by David Salisbury, with underfloor heating, which has double doors opening onto the stunning grounds.

A study, positioned above the River Piddle, offers a peaceful workspace where the gentle sound of running water enhances the tranquil atmosphere. This room also benefits from double doors leading to a sheltered terrace.

Upstairs, the generous landing is a useful work space/office and leads to two spacious double bedrooms, both with fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room, while a well-appointed family bathroom serves the second bedroom.

The second floor provides two further bedrooms and a shower room, completing the accommodation.

OUTSIDE

A driveway on the north side leads to a double garage and workshop.

The secluded and imaginatively landscaped formal and informal gardens feature both banks of the River Piddle and an island. There are lawns, well-stocked beds and borders, croquet lawn, mature trees, a spinney, orchard trees, fruit cage and vegetable garden.

To the south of the property is a paddock and outbuilding housing a double carport, garden store, tack room and two stables - which are both dual aspect. There is a useful yard with double gates onto the road. Subject to necessary consent, the outbuilding has potential to provide ancillary accommodation to The Old Mill.



SITUATION

Tolpuddle lies just to the north of the river Piddle, about 7 miles to the east of Dorchester. The village has a fine church (St John's), village hall and a well-equipped children's playground and pub, The Martyrs Inn. The village is famous for its links with the birth of the Trade Union movement. There is a museum detailing the story of the "Tolpuddle Martyrs" in the village.

Puddletown, about 2.5 miles, has a good range of facilities including a general store/sub post office, church, village hall, pre, first and middle schools, modern doctors' surgery and veterinary practice.

Mainline rail stations at Dorchester, Wool and Moreton are on the London/Waterloo line and a further line in Dorchester connects to Bristol Temple Meads. The larger conurbation of Poole/Bournemouth as well as Wimborne and Blandford are within easy driving distance.

DIRECTIONS

what3words///elastic.riding.covering





SERVICES

Mains water and electricity.

Private drainage - The vendor holds a report to show the septic tank complies with current legislation.

Heating - Air Source Heat Pump.

Broadband - Superfast speed is available.

Mobile - There is likely to be mobile coverage indoors on EE and likely coverage on multiple networks outdoors.

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

The vendor has good coverage through Utility Warehouse.

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

RENEWABLES

There are solar panels on the outbuilding and a ground array in the paddock attracting Feed In Tariff payments.

There is battery storage in the garage and a smart EV charger.

Heating is by Air Source Heat Pump.

The annual energy account is in profit.

MATERIAL INFORMATION

We are informed by the vendor there is no recorded flooding from the river over the property's two hundred year history. The high water mark is clearly visible more than 2 metres below floor level.

The river has other branches and lakes across the valley floor.

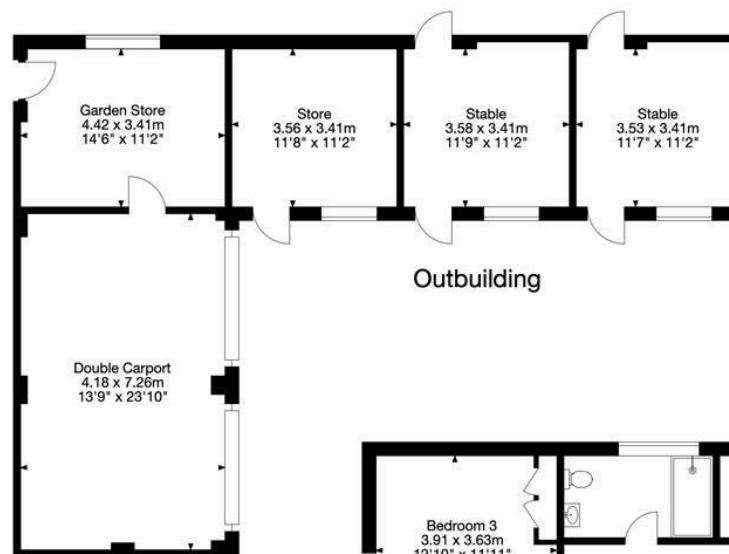
Excess water is absorbed into the adjacent extensive water meadow and floodplain system.



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 Gross Internal Area (Approx.)
 Main House = 216 sq m / 2,325 sq ft
 Workshop/Garage 1 = 38 sq m / 409 sq ft
 Double Carport = 32 sq m / 344 sq ft
 Outbuilding = 52 sq m / 559 sq ft
 Total Area = 338 sq m / 3,637 sq ft



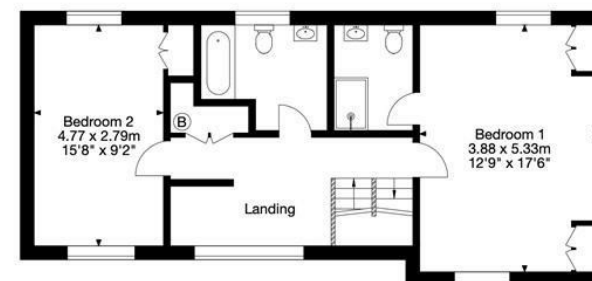
Ground Floor



Outbuilding



Second Floor



First Floor

Capture Property Marketing 2024. 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 on as a statement of fact.

Capture.

Dorchester/ATR/07.04.2025



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