



Symonds  
& Sampson

# The Old Dairy & Tree-Tops

Dewlish, Dorchester, Dorset



# The Old Dairy & Tree-Tops

Dewlish Road, Dewlish  
Dorchester, DT2 7NA

A charming two-bedroom semi-detached cottage, with the unique addition of a beautifully designed treehouse perched high in the tree canopy and surrounded by nature. Offered for sale with no onward chain.



- A truly unique opportunity
- A charming two bedroom semi detached cottage
  - Two en suites
  - Garden and roof terrace
- Garage and private lay-by parking for two vehicles
- "Tree-Tops", a two bedroom beautifully designed treehouse
  - Raised decking
  - Countryside views

Guide Price £600,000

Freehold

Dorchester Sales  
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## THE OLD DAIRY

This charming two-bedroom semi-detached cottage combines character and modern living, creating a warm and inviting home.

The covered porch leads into a welcoming entrance hall, opening to a comfortable sitting/dining room with a wood-burning stove. The modern kitchen is fitted with a range of units with an electric oven, gas hob, and fridge/freezer. A utility room adds extra storage and access to the garage.

Upstairs, two double bedrooms have fitted wardrobes and both benefit from en-suites. The principal bedroom includes private access to a roof terrace.

There is approved planning permission (P/HOU/2023/05131) for an extension to the first-floor accommodation, intended to be used as a dressing room or a nursery/small third bedroom.

The cottage offers a low-maintenance garden, primarily laid to lawn, providing a peaceful outdoor space. The integral garage has a remote-controlled, insulated roller shutter door and is equipped with power and lighting.

## TREE-TOPS ECO RETREAT

Tree-Tops is a beautifully designed treehouse, perched high within the tree canopy and surrounded by enchanting woodland on three sides. Overlooking the upper Piddle Valley in Dorset, this is a truly unique retreat.

The interior of Tree-Tops is a warm and inviting woodland cabin, wrapped in natural wood finishes that exude charm and relaxation. Despite its cosy aesthetic, the space is surprisingly generous, offering over 800 square feet.

Enter through a charming porch on the lower level, where you'll find a well-appointed kitchen featuring solid pine worktops, a fridge-freezer, a gas fan oven and hob, a large double-bowl sink and a dishwasher.

Ascending to the upper lounge there is a wood-burning stove and double doors opening out to the decking.

The principal bedroom is perfectly positioned to face the woodland views, with a skylight above. The second bedroom has windows that overlook the south-facing front deck, bringing the beauty of the outdoors inside.

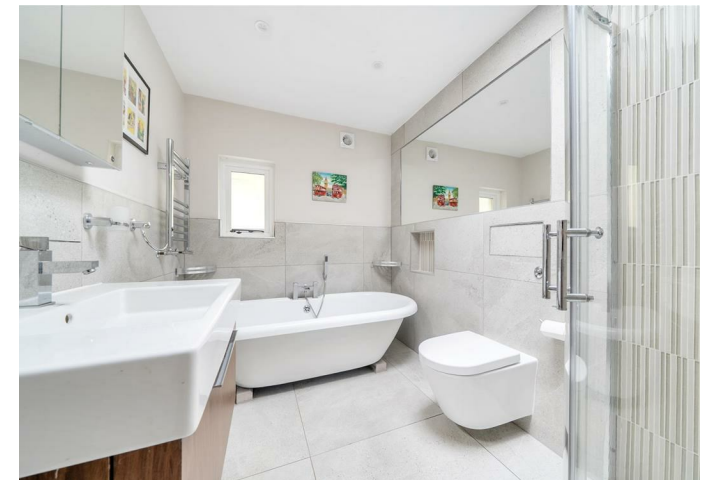
The bathroom is a thoughtfully designed, featuring a walk-in shower, spacious free-standing double-ended bath, heated towel rail, ceramic wash hand basin and a WC that utilizes recycled rainwater.

Outside, the upper deck enjoys views of the surrounding countryside and a Japanese-style 'Ofuro' wood-fired hot tub.

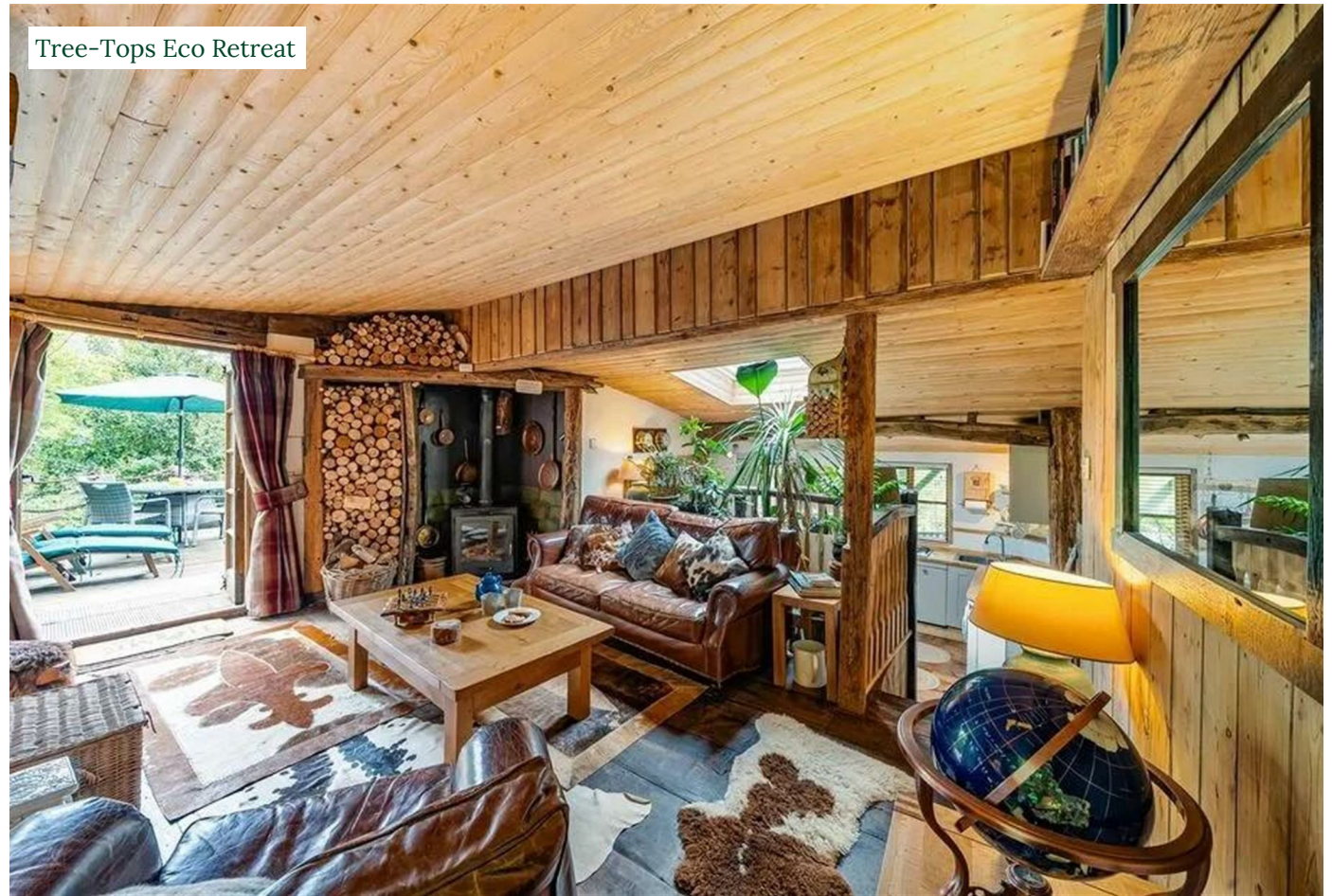
Tree-Tops combines the charm of a woodland retreat with the comfort of modern luxuries, offering a serene getaway.

Please note that Tree-Tops is of timber construction and is currently used exclusively as a holiday let via Airbnb, making it subject to business rates. To meet the relevant criteria, the property must be available to let for at least 210 days per year and actually let for a minimum of 105 days (i.e., 50%). Certified accounts demonstrating income from Tree-Tops are available upon request.

Airbnb listing: [https://www.airbnb.co.uk/rooms/37212521?source\\_impression\\_id=p3\\_1745924795\\_P3ae0zMgnraq-7oP&modal=PHOTO\\_TOUR\\_SCROLLABLE](https://www.airbnb.co.uk/rooms/37212521?source_impression_id=p3_1745924795_P3ae0zMgnraq-7oP&modal=PHOTO_TOUR_SCROLLABLE)







Tree-Tops Eco Retreat

## SITUATION

Dewlish is a small village surrounded by glorious countryside within an Area of Outstanding Natural Beauty, about 9 miles from Dorchester. There is a church and the acclaimed The Oak public house.

Milborne St Andrew is about 2 miles to the east, having a village store, public house, first school and church.

The larger village of Puddletown is about 3 miles to the south-west with its numerous period buildings and amenities, including a village hall, modern doctors' surgery, first (new) and middle schools, store/post office, veterinary surgery, public house and church.

Nearby Dorchester provides a good range of shops, restaurants and leisure facilities to include the ever growing Brewery Square Development. The Dorset County Hospital is nearby. Dorchester South and Dorchester West Train Stations provide direct services to London Waterloo and Bristol Temple Meads, respectively.

## DIRECTIONS

What3words:///manager.carpentry.lunching

## SERVICES

Mains water and electricity.

Private drainage.

Gas boiler - LPG central heating.

Broadband - Superfast speed is available

Mobile - Likely to have network coverage outdoors on all networks. Limited coverage indoors depending on network.

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

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

## MATERIAL INFORMATION

We have been advised by the vendor that the septic tank is shared with the neighbouring property, The Meal House.

The vendor has also informed us that they are in the process of obtaining Building Regulations sign-off for Tree Tops through Dorset Council. Full planning consent was granted in 2016 under application reference WD/D/16/001324. Building Regulation Approval has already been received for The Old Dairy.



# Tree-Tops, Dewlish, Dorchester

Tree-Tops = 706 sq ft / 65.5 sq m

For identification only - Not to scale



TREE-TOPS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1209407





## The Old Dairy, Dewlish, Dorchester

Approximate Area = 1290 sq ft / 119.8 sq m

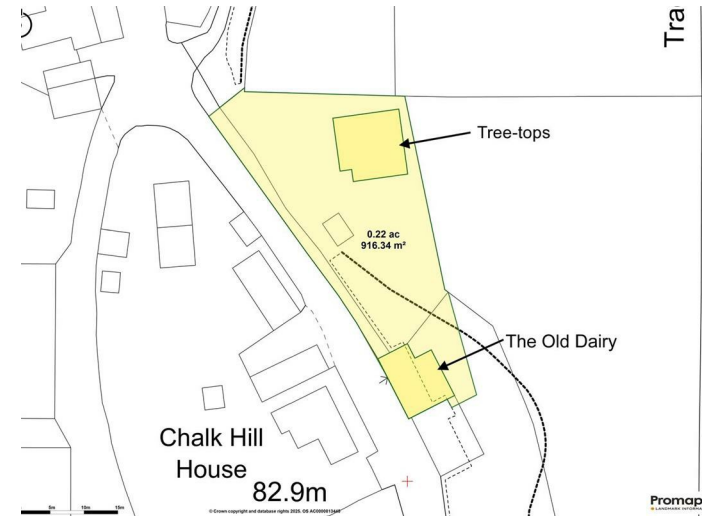
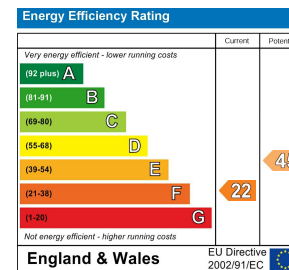
Garage = 160 sq ft / 14.8 sq m

Total = 1450 sq ft / 134.7 sq m

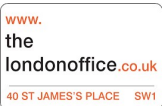
For identification only - Not to scale



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Dorchester/ATR/29.04.2025



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