



Symonds
& Sampson

1, Old Malt House

Smith's Lane, Piddletrenthide, Dorchester, Dorset

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Smith's Lane, Piddletrenthide,
Dorchester, Dorset, DT2 7RA

An immaculately presented, spacious three-bedroom home, situated down a quiet, no-through lane in one of Dorset's prettiest villages, with a pretty garden and parking.



- Link-detached three bedroom former malt house
- Thoughtfully renovated and beautifully presented
- Living room with patio doors and wood burner
 - Spacious triple aspect kitchen/dining room
- Stylish bathroom with walk-in shower and roll-top bath
- Part walled garden, with patio, lawn, shed & outside office
 - Off-road parking
- Located in a thriving village with pub, school & rural walks

Guide Price **£440,000**

Freehold

Dorchester Sales
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THE PROPERTY

Built circa 1866, the dwelling served as a village malt house until it was turned into a home around 60 years ago. The house has been thoughtfully enhanced by its current owners, resulting in a home that beautifully balances charm and character features such as exposed beams, with modern practicality and comfort.

The front door opens into a smart hallway, leading into a wonderfully generous sitting room – a warm, inviting space featuring elm wood flooring, exposed timbers, and a wood-burning stove set within a broad chimney breast. Dual-aspect windows fill the room with natural light, while patio doors provide direct access to the rear, where there is private off-road parking.

Beyond the sitting room lies the spacious kitchen/dining room – a sociable heart of the home fitted with pale shaker-style cabinetry and solid timber worktops. Triple-aspect windows ensure excellent natural light throughout the day, and French doors open directly onto the garden. The layout offers plenty of space for cooking, entertaining, or relaxed family living.

Upstairs, the principal bedroom is a bright double overlooking the front of the house. The second bedroom, also a comfortable double, enjoys dual-aspect views over the garden, while the third bedroom is ideally suited as a guest room, child's bedroom, or study.

The family bathroom is a standout feature, complete with a freestanding roll-top bath, a walk-in shower, and both a skylight and garden-facing window, filling the space with sunshine.





OUTSIDE

The rear garden provides a peaceful, private retreat. Directly outside the kitchen, a paved patio makes the perfect spot for alfresco dining. A pathway leads across the lawn to a detached home office and garden shed, all discreetly screened by trees and mature planting. Part-walled and thoughtfully landscaped, the garden feels both secluded and welcoming. The exterior is softened by climbing plants and colourful borders.

SITUATION

1 Old Malt House enjoys a sought-after position in the desirable Piddle Valley, approximately 7 miles north of Dorchester. The village of Piddletrenthide offers a friendly community with a modern first school, village shop, two public houses, village hall and a range of local activities.

The county town of Dorchester lies to the south, providing an excellent selection of shops, restaurants and schools, as well as the Dorset County Hospital. Communications are good with rail links from Dorchester to London/Waterloo and Bristol/Temple Meads.

Additionally, both Sherborne and Yeovil are on the London/Exeter line. Road links are easily accessible via the A35, connecting to the A31 and onward to the M27/M3 towards London.

Less than 20m from the front door, there are footpaths and bridleways that span for miles over the beautiful surrounding countryside. The Jurassic Coastline is a few miles to the south with some sandy beaches, outstanding coastal walks and the opportunity to enjoy a number of water sports activities.



DIRECTIONS

what3words///bikes.marsh.wiggling

SERVICES

Mains water, electricity and drainage are connected.
Oil-fired central heating.

Broadband - Superfast speed available

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

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



AGENT NOTE

The property benefits from vehicular and pedestrian right of access across land belonging to 2, Old Malt House. Our clients advise that any contributions towards driveway upkeep are on an ad hoc basis, with none requested during their ownership.

The property falls within a conservation area.

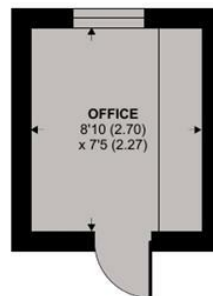
Piddletrenthide, Dorchester

Approximate Area = 1294 sq ft / 120.2 sq m

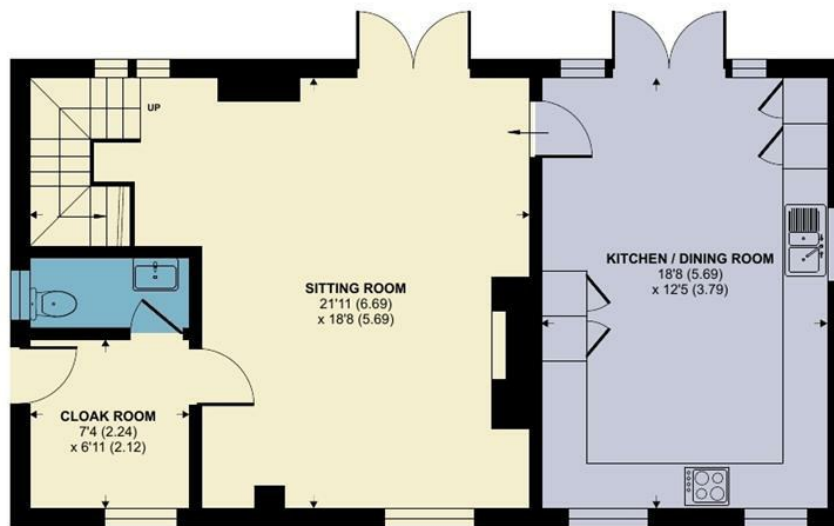
Outbuilding = 66 sq ft / 6.1 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1346503



Dorchester/ATR/09.09.2025



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