

Symonds
& Sampson



Dairy Cottages

Briantspuddle, Briantspuddle, Dorchester, Dorset

2 Dairy Cottages

Briantspuddle, Dorchester
Dorset, DT2 7HT

A charming Grade II Listed former dairy, featuring three bedrooms and three reception rooms, expertly renovated to blend historic features with contemporary fittings.

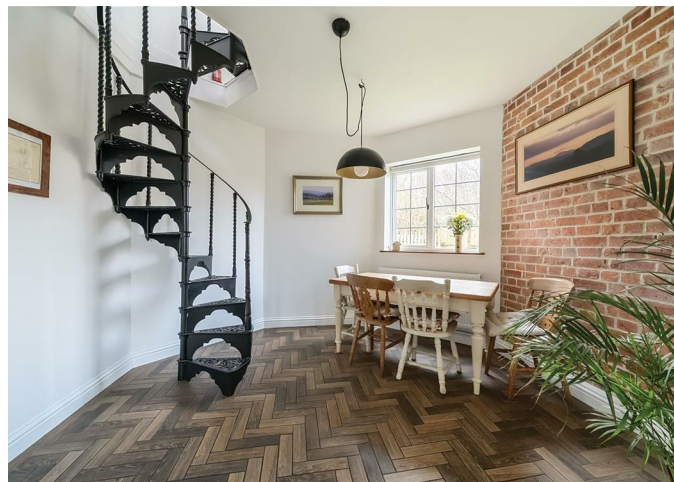


- Grade II Listed
- Converted former dairy
- Characterful features with contemporary fittings
- Bright and beautifully presented throughout
 - Bespoke herringbone flooring
 - Sought-after rural village location
 - Established garden

Guide Price £550,000

Freehold

Dorchester Sales
01305 261008
dorchester@symondsandsampson.co.uk



THE PROPERTY

Built at the turn of the 20th century, this distinctive former dairy, designed in an eye-catching Arts & Crafts style, has charming character features. Converted in the mid-1950s, the property was once part of the central dairy of the Bladen Estate, established by Sir Ernest Debenham. Constructed with Debenhams block and rendered elevations beneath a thatched roof, the building is further complemented by a unique octagonal turret.

ACCOMMODATION

The spacious entrance hallway features attractive exposed tiled flooring, carefully salvaged by the current owners. An open archway leads into the octagonal-shaped dining room, where bespoke walnut wood-effect herringbone tiles, an exposed feature brick wall and a decorative iron spiral staircase add character. This staircase ascends to the cosy snug room. The bespoke kitchen offers a range of wall-mounted and floor-standing units, a ceramic Belfast sink, a double range cooker and space for various white goods. The kitchen enjoys a double aspect, with views over parts of the garden. Adjacent to the kitchen is a convenient cloakroom/WC.

The principal sitting room is warm and inviting, with an abundance of natural light pouring in through the dual aspect windows. A multi-fuel log burner adds a cosy touch during the colder months. Engineered oak flooring flows seamlessly into the study, which is equally impressive. It also benefits from a dual aspect and features French doors that open directly onto the patio and gardens.

The master bedroom, conveniently located on the ground floor and adjacent to the bathroom, offers a pleasant outlook over the front grounds with distant views of the countryside beyond. The bathroom is

particularly impressive, featuring his and hers sinks, and blending rustic fittings with contemporary touches, including a walk-in shower with soakaway, fitted screen and stylish tiling. Adjacent to the bathroom is a utility/boiler room, providing a useful storage space. Opposite the main staircase is a further shower room, perfect for when guests come to stay.

On the first floor, there are two further bedrooms, both with ample fitted storage cupboards. Bedroom two also features attractive low-level downlighters, adding to its charm.

OUTSIDE

The well-maintained L-shaped rear garden is well-stocked with a variety of mature plants, shrubs and bushes. Accessible from both the back door and the French doors off the study, the secluded garden features a patio, two lawned areas, and an L-shaped brick workshop - an original feature of the old dairy. A contemporary pond, centrally located, provides a peaceful spot for reflection. At the front of the house, a variety of potted plants enhance the garden space and are visible from both reception rooms and the kitchen.

SITUATION

Located on the edge of this charming and historic village, which lies within the unspoiled Piddle Valley, the property offers easy access to the county town of Dorchester and the larger towns of Poole and Bournemouth via the A35. There are excellent walking opportunities directly from the property, making it ideal for dog owners, with woodland at the top of the valley. The village is home to a well-used village hall, a community-run shop and a post office. For more information, visit the community website at briantस्पiddle.info.

The nearby village of Tolpuddle boasts a popular pub, The Martyrs Inn, while Puddletown, around 5 miles away, offers pre, first, and middle schools, a well-regarded doctor's surgery and a village shop. Moreton, located about 3.5 miles away, has a train station with direct services to London Waterloo.

The area offers a variety of sporting and leisure opportunities, including golf at Bere Regis (Dorset Golf & Bowls Resort), Dorchester (Came Down), Sherborne, and Yeovil. There's also fishing along the River Frome and Piddle, as well as sailing and water sports along the coast in Poole and Weymouth & Portland, where the Dorset coastline has been designated as a World Heritage site. Lulworth Cove and Durdle Door are approximately 14 miles away.

DIRECTIONS

What3words///pave.charm.rifled

SERVICES

Mains water, electricity and drainage are connected.
LPG gas central heating.

Broadband - Superfast speed available

Mobile - Likely coverage both indoors and outdoors on the O2 network. (<https://www.ofcom.org.uk>)

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

MATERIAL INFORMATION

There is access from the rear of the garden to the road via a neighbours' garden.



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Approximate Area = 1759 sq ft / 163.4 sq m

Workshop = 156 sq ft / 14.5 sq m

Total = 1915 sq ft / 177.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(12 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E	43	50
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		

England & Wales

EU Directive 2002/91/EC

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: 1241654



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01305 261008

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



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