



Symonds
& Sampson

The Mill

Maiden Newton, Dorchester, Dorset

The Mill

76 Dorchester Road,
Maiden Newton, Dorchester,
Dorset, DT2 0BG

A captivating Grade II listed water mill with working wheel, river frontage and fishing rights, set within just over two acres of idyllic grounds in the heart of the village. Beautifully restored to create a unique and characterful home steeped in history.



- Historic former grade II listed water mill
- Sympathetically restored, generous accommodation
- Three bedrooms, two en suite
- Views over the mill leat, pond and gardens
- Just over two acres of gardens and grounds
- Substantial outbuilding
- Ample parking
- Potential for ancillary accommodation (subject to consents)

Guide Price **£800,000**

Freehold

Dorchester Sales
01305 261008

dorchester@symondsandsampson.co.uk



THE PROPERTY

A captivating and sympathetically restored historic water mill, creating a truly remarkable and atmospheric home.

The Mill, complete with its working wheel, is Grade II listed and is believed to date from the 18th century, with later additions. Its origins, however, are thought to be far earlier, as a mill on this site is recorded in the Domesday Book.

Set within just over two acres, the property enjoys river frontage with fishing rights and offers a haven of peace and tranquillity. Despite its idyllic setting, it is conveniently positioned in the heart of this thriving village.

The Mill's history is rich and varied, having served as a fulling mill, a corn mill, and later for carpet making and light engineering. Architecturally, the property offers immense character and generous proportions, with exposed A-frames and ceiling timbers providing considerable period charm. Arranged over three floors with a flexible layout, many of the rooms enjoy delightful views over the water and gardens beyond.

The current owners have invested considerable time, care and attention in transforming the Mill into a unique and elegant home. Extensive works have included the treatment of all timbers, installation of new bathrooms, kitchen and utility room, together with updated plumbing, heating and wiring. The property has been stylishly redecorated throughout, with most rooms featuring solid oak flooring.

The ground floor is classified as an E rating and comprises a central entrance hall, leading to the impressive Wheel Room. Adjacent is a kitchenette and bathroom, with a studio to the side. This arrangement offers excellent potential for independent accommodation or an income opportunity, subject to the necessary consents. Double doors open into an inner vestibule, which provides access to a sheltered seating area beside the mill weir. Steps rise to the rear entrance, with further stairs leading to the upper floors.

On the first floor is a striking triple-aspect open-plan kitchen/dining/sitting room, complete with a Juliet balcony, multi-fuel stove and plantation shutters. A dove-grey two-oven electric Aga™ complements the painted timber base units and double butler sink. The central island, crafted from reclaimed mill timbers, incorporates a ceramic hob with oven beneath. Also on this floor is a south-facing bedroom, a shower room with W.C., and a utility room with butler sink, washing machine and tumble dryer.

The second floor features a wide landing, ideal for use as a study, along with the impressive principal bedroom, which benefits from a walk-in wardrobe and an en suite bath and shower room. Opposite is a spacious second bedroom with en suite shower room and mezzanine study area.



OUTSIDE

A shared driveway leads to gated parking for several vehicles. A substantial outbuilding with lean-to carport provides sheltered parking and excellent workshop or studio space.

The private, enclosed gardens are a true sanctuary, with numerous seating spots from which to enjoy the soothing sounds of running water. Mature trees, including Chestnut, Lime and five historic Plane trees, stand alongside sweeping lawns bordered by the mill leat and pond, crossed by timber bridges. To the north, the weir sends water rushing beneath the mill and into the mill stream at the front.

Further features include raised vegetable beds and a decked seating area. Climbing roses, laurel hedging and young willows enhance the setting, while mature lilac wisteria both to the front and rear elevations, promising a spectacular seasonal display.

SITUATION

Maiden Newton is a thriving and well-served village offering a good range of local amenities, including a selection of shops, a first school, doctor's surgery, petrol station with convenience store, public house, village hall and a railway station on the Weymouth/Dorchester to Bath and Bristol Temple Meads line.

The county town of Dorchester lies approximately 8 miles away and provides an extensive range of facilities, including several highly regarded schools, the renowned Dorset County Hospital and mainline rail services to London Waterloo.

The surrounding area offers an excellent choice of sporting and leisure pursuits, with golf available at Dorchester (Came Down), Sherborne and Yeovil. The rolling countryside is interlaced with an abundance of footpaths and bridleways, providing access to Areas of Outstanding Natural Beauty. The stunning Jurassic Coast is just a few miles to the south, renowned for its sandy beaches, dramatic coastal walks and a wide range of water sports.

DIRECTIONS

[What3words///winner.hillside.emporium](https://www.what3words.com/winner.hillside.emporium)





SERVICES

Mains water, electricity and drainage are connected.
Electric 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: D (Dorset Council - 01305 251010)

Workshop and premises (no rates payable due to small business rates relief)

MATERIAL INFORMATION

The ground floor is categorised as Class E (commercial, business and service uses), which could be utilised for various uses subject to any necessary consents. Fishing rights to the front of the property only.

The Mill has unrestricted access over a private road which serves the Mill Complex. It's has its own gated parking and turning area for multiple vehicles and covered parking at the rear.

Several trees within the property boundary are subject to Tree Preservation Orders (TPOs). Please contact the agent for further details.
The property is situated within a designated Conservation Area.





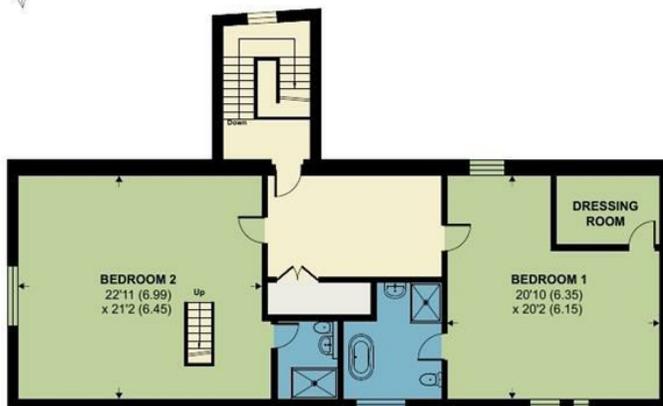
Dorchester Road, Maiden Newton, Dorchester

Approximate Area = 4087 sq ft / 379.6 sq m

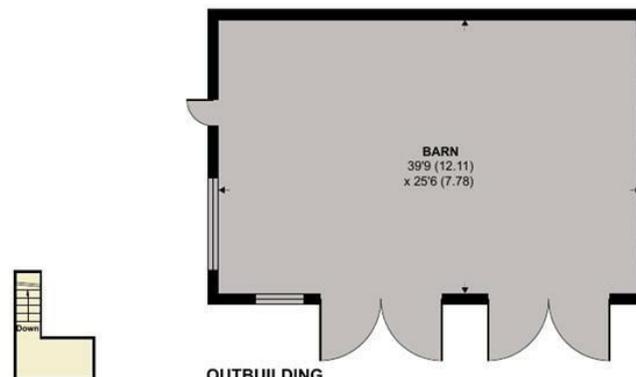
Outbuilding = 1041 sq ft / 94.2 sq m

Total = 5101 sq ft / 473.8 sq m

For identification only - Not to scale

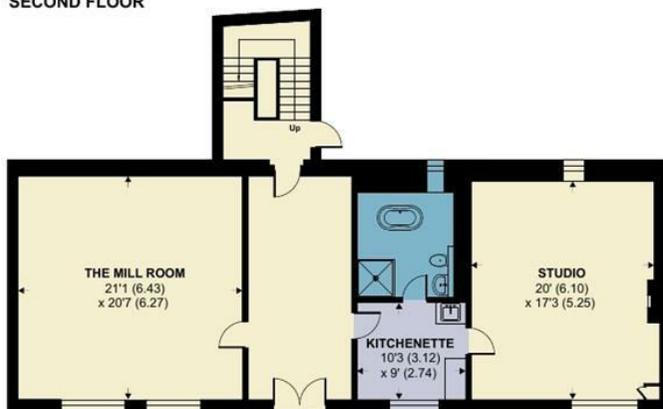


SECOND FLOOR



MEZZANINE

OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1402746



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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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