



Symonds  
& Sampson

7 The Maltings, Blandford St. Mary, Blandford Forum, Dorset



7 The Maltings  
Blandford St. Mary  
Blandford Forum  
Dorset  
DT11 9HJ

An immaculately presented Grade II listed, three bedroom converted warehouse boasting an abundance of character and charm within easy walking distance of the town centre.

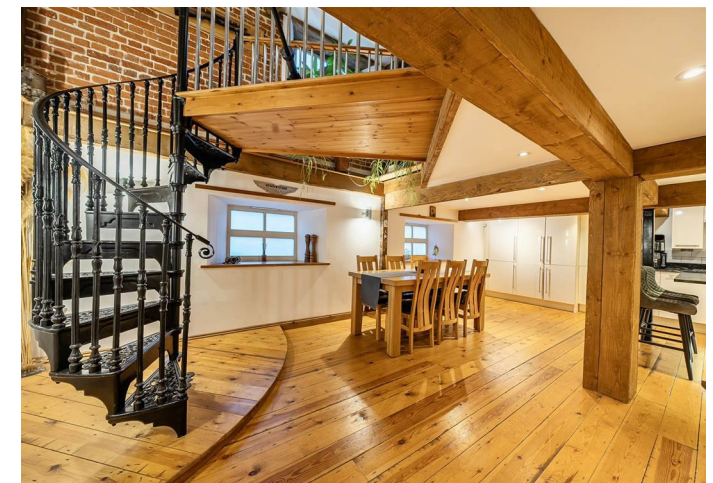


- No forward chain
- Totalling 1,650 sq ft of accommodation
- Grade II listed home close to amenities
  - Spacious & versatile accommodation
- Blending character charm with modern fittings
  - Allocated parking space in a car port

Offers In Excess Of **£350,000**

Share of Freehold

Blandford Sales  
01258 452670  
[blandford@symondsandsampson.co.uk](mailto:blandford@symondsandsampson.co.uk)





## ACCOMMODATION

7 The Maltings is a superbly presented Grade II listed, three bedroom converted warehouse believed to have been for the historic Blandford brewery. Set in the popular village of Blandford St. Mary, the property boasts sizable accommodation across two thoughtfully designed floors and weaves character charm with modern living. Upon entry is a charming entrance hall laid with stone floor and enjoys exposed wooden beams, which conveniently flows into the kitchen dining area. This spacious open plan layout includes a well-equipped kitchen comprising a range of slick wall and base units, integrated appliances and space for a freestanding fridge freezer. There is also a functional island and a large dining area perfect for entertaining. Additional features include wooden floors, low level ceiling beams and a striking iron spiral staircase rising from the heart of the home to the first floor. The impressive open landing draws attention to the exposed brick work and continues the delightful character throughout the property with further exposed beams and polished wooden floors.

The first floor boasts a beautifully styled dual aspect lounge with natural light flooding the room through multiple windows and an imitation wood-burning stove creates a warm and inviting atmosphere. The bedrooms continue the home's rustic charm. The principle bedroom is generously sized and features exposed brick work, wooden flooring,

and twin windows with wooden shutters. The bedroom is served by a thoughtfully designed modern shower room comprising a walk-in shower, basin and w.c. The second bedroom is a double room on the ground floor coupled with a bathroom. The third bedroom is a single room currently arranged as a home office.

Set in a peaceful and established development just moments from riverside walks and the grounds of Bryanston School, this home is a rare opportunity for those seeking both convenience, countryside charm or a perfect 'lock up and leave.'

## OUTSIDE

Externally, the property benefits from shared use of a carport, with an allocated parking space beneath a pitched roof structure supported by timber beams. The area is gravelled and provides convenient, sheltered parking alongside bin storage.

## SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Stores, filling station and the parish church is set in Lower Blandford St Mary. Blandford town with its varied amenities includes a leisure centre which is approximately half a mile in distance.

## DIRECTIONS

what3words:///necks.units.slept

## SERVICES

Mains electricity, metered water and drainage. Electric heating.

## MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC- Exempt Grade II listed.

There is broadband and mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>



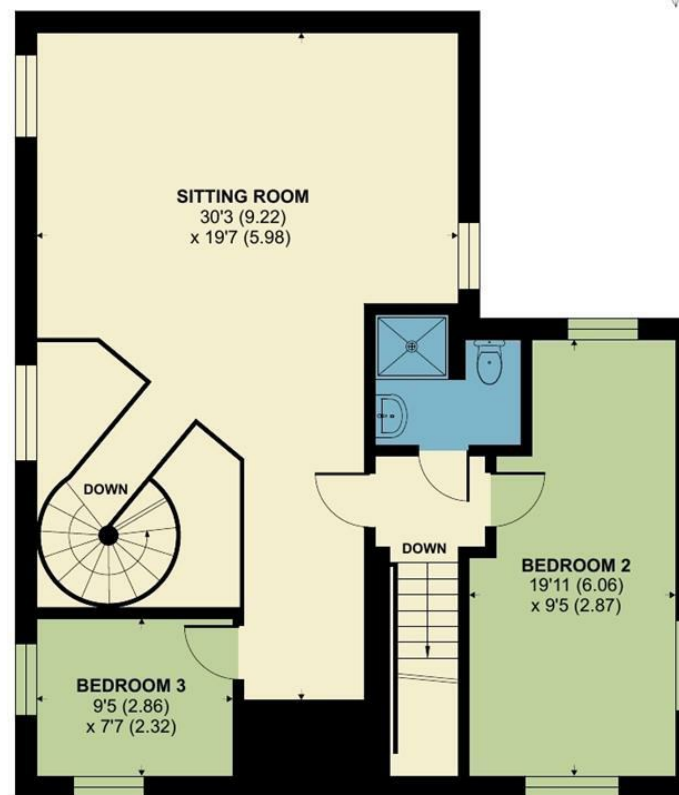
# Blandford St. Mary, Blandford Forum

Approximate Area = 1650 sq ft / 153.2 sq m

For identification only - Not to scale



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: 1397109



Blandford/RB/Jan 2026



01258 452670

blandford@symondsandsampson.co.uk  
Symonds & Sampson LLP  
7, Market Place,  
Blandford, Dorset DT11 7AH



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**