

Symonds
& Sampson

The Old Malthouse

Barges Close, Litton Cheney, Dorchester, Dorset

The Old Malthouse

Barges Close
Litton Cheney
Dorchester
Dorset DT2 9DR

Converted character property located in the quiet village of Litton Cheney.



- Handsome barn conversion with Home Office
 - Light, spacious accommodation
 - Front and rear gardens
 - Rural village location
 - Garden home office with power and light
 - Close to Bridport
 - Short distance to Jurassic Coast
 - Excellent local school

Offers In Excess Of £450,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



INTRODUCTION

The Old Malthouse is one of a number of barns that were converted sympathetically in the 1980s, retaining all the character of the original building. In recent years the property has undergone an extensive programme of refurbishment and renewal. This includes new bathrooms, new kitchen, landscaped gardens and a home office/studio creating a stunning characterful property.

THE PROPERTY

In the conversion, a highlight was expanding the kitchen into the former garage creating the second of two living areas either side of a light, bright hallway on the ground floor. The sitting room stretches from the front to the rear of the property and has a focal point of a fireplace equipped with a woodburning stove. To one end, double doors lead out to the garden. The kitchen is L-shaped and has a kitchen area, a dining area and a sitting area. The kitchen has been organised in a traditional farmhouse style with a series of floor mounted cupboards with wood work surface over. Opposite, there is space for an electric range cooker and to one side space for a dresser. The dining area looks out over the front garden while the sitting area is currently used as a child's play area. Also off the hallway there is a cloakroom/utility room while the ground floor is laid to an attractive yet practical quality laminate floor.

Upstairs there are four good bedrooms arranged around a light and airy landing. The principle bedroom is currently used as a home office space for two people. The bedrooms are served by a bathroom with a shower over the bath. The property is in good decorative order throughout and has UPVC double glazing and contemporary electric heating.

OUTSIDE

To the front of the property there is parking for a couple of cars with a gate to one side that leads through to the front garden. This garden is terraced and, for the most part, laid to lawn edged by herbaceous and shrub planting and enclosed by a wall and timber fencing. To the rear of the property there is a walled Mediterranean style courtyard. Towards the end of this garden there is a useful timber home office equipped with light and power.

SITUATION

Litton Cheney is situated in the sought-after Bride Valley, and has an active community with public house, village hall, excellent primary school and church. There are plenty of footpaths leading to Puncknowle, Long Bredy etc. The village is in the West Dorset AONB and there are views all around towards the sea at Burton Bradstock, which is about 10 minutes away by car. Bridport is 7 miles away and is a bustling and vibrant market town. It has a variety of independent shops, supermarkets, public houses and

restaurants catering for a range of tastes and excellent arts and music events. The county town of Dorchester is 11 miles to the East, with a further selection of shops and amenities. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester and Yeovil.

DIRECTIONS

What3words:///tracking.lads.dearest

SERVICES

Mains electricity, water and drainage. Electric room heaters.

Broadband - Ultrafast speed available.

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

EPC: F

LOCAL AUTHORITY

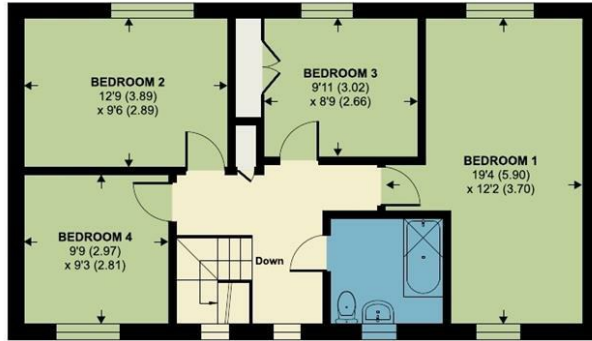
Dorset Council - 01305 251010

Tax Band: D



Barges Close, Litton Cheney, Dorchester

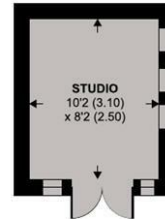
Approximate Area = 1326 sq ft / 123.1 sq m
 Outbuilding = 83 sq ft / 7.7 sq m
 Total = 1409 sq ft / 130.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

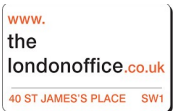
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1424472



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower saving costs	A		
B			
C			
D			
E			
F			
Not energy efficient - higher saving costs	G		
		84	38
England & Wales		EU Directive 2002/91/EC	



Bridport/DME/16062026REV



01308 422092

bridport@symondsandsampson.co.uk
 Symonds & Sampson LLP
 23, South Street,
 Bridport, Dorset DT6 3NU



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