

Symonds
& Sampson



Long Barn

North Street, Charminster, Dorchester, Dorset

Long Barn

18 North Street, Charminster
Dorchester, Dorset
DT2 9QZ

A beautifully presented flint and stone barn conversion with four/five bedrooms, detached annexe, heated swimming pool and established gardens of 0.84 acres bordering the River Cerne.



- Characterful flint and stone barn conversion
- Four/five bedrooms with generous accommodation
 - Detached annexe with holiday let potential
- Heated swimming pool with changing facilities
- Established gardens extending to 0.84 acres
- River Cerne forming attractive rear boundary
 - Modern kitchen with underfloor heating
 - Air source heating and solar panels

Guide Price **£775,000**

Freehold

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THE PROPERTY

Long Barn is an impressive four/five-bedroom attached barn conversion, complemented by a separate detached annexe, outdoor swimming pool, and beautifully established gardens extending to 0.84 of an acre in total.

ACCOMMODATION

With attractive flint and stone elevations, the property is beautifully presented and discreetly positioned within a private setting, enjoying extensive gardens and a detached annexe which the current owners have successfully operated as a holiday let.

The accommodation is generously proportioned and thoughtfully arranged. A welcoming entrance hall leads through to an impressive sitting/dining room, featuring an exposed stone chimney breast with hearth and wood-burning stove, characterful ceiling beams, and ample space for formal dining. Bifold doors open through to a conservatory that enjoys delightful views across the garden and swimming pool.

The kitchen has been recently updated and is fitted with a stylish range of contemporary cupboards and drawers, complemented by generous work surfaces and integrated appliances including a double oven, hob and extractor hood. There is space for a dishwasher and an American-style fridge/freezer. Underfloor heating runs through the kitchen and continues into a practical utility room, which provides a further sink, additional storage, and space and plumbing for a washing machine and tumble dryer. The ground floor also offers a versatile study or fifth bedroom, together with a cloakroom.

Upstairs, there are four well-proportioned double bedrooms. The principal bedroom features fitted wardrobes and a modern en-suite shower room. The family bathroom boasts a contemporary white suite, including a bath with shower over, a separate shower cubicle, a vanity basin, WC, and a heated towel rail. From the landing, stairs lead to a useful office area and a substantial loft room with Velux roof windows and heating, offering excellent potential for further conversion, subject to the necessary planning and building regulations.

In addition to the main house, there is a detached annexe which was converted in 2018. This stylish space provides open-plan living, bedroom and kitchen accommodation, along with a separate shower room. Bifold doors open onto the lower garden, creating a seamless connection with the outside space. The annexe is currently run as a successful holiday let.

Further benefits include UPVC double glazing, a modern air source heating system, solar PV panels with feed-in tariff helping to reduce running costs, and ample parking.

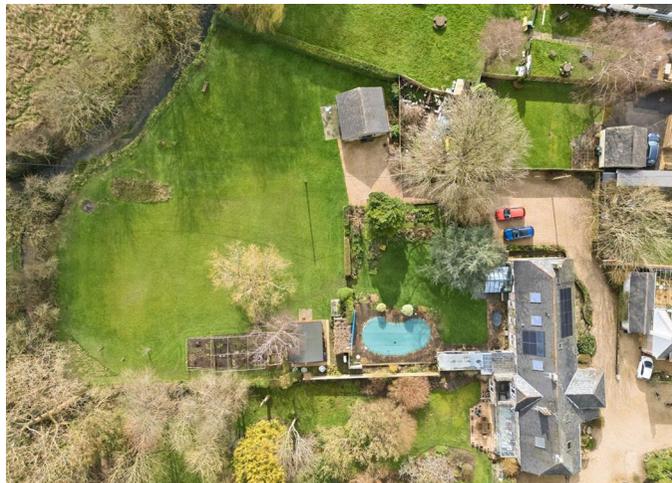
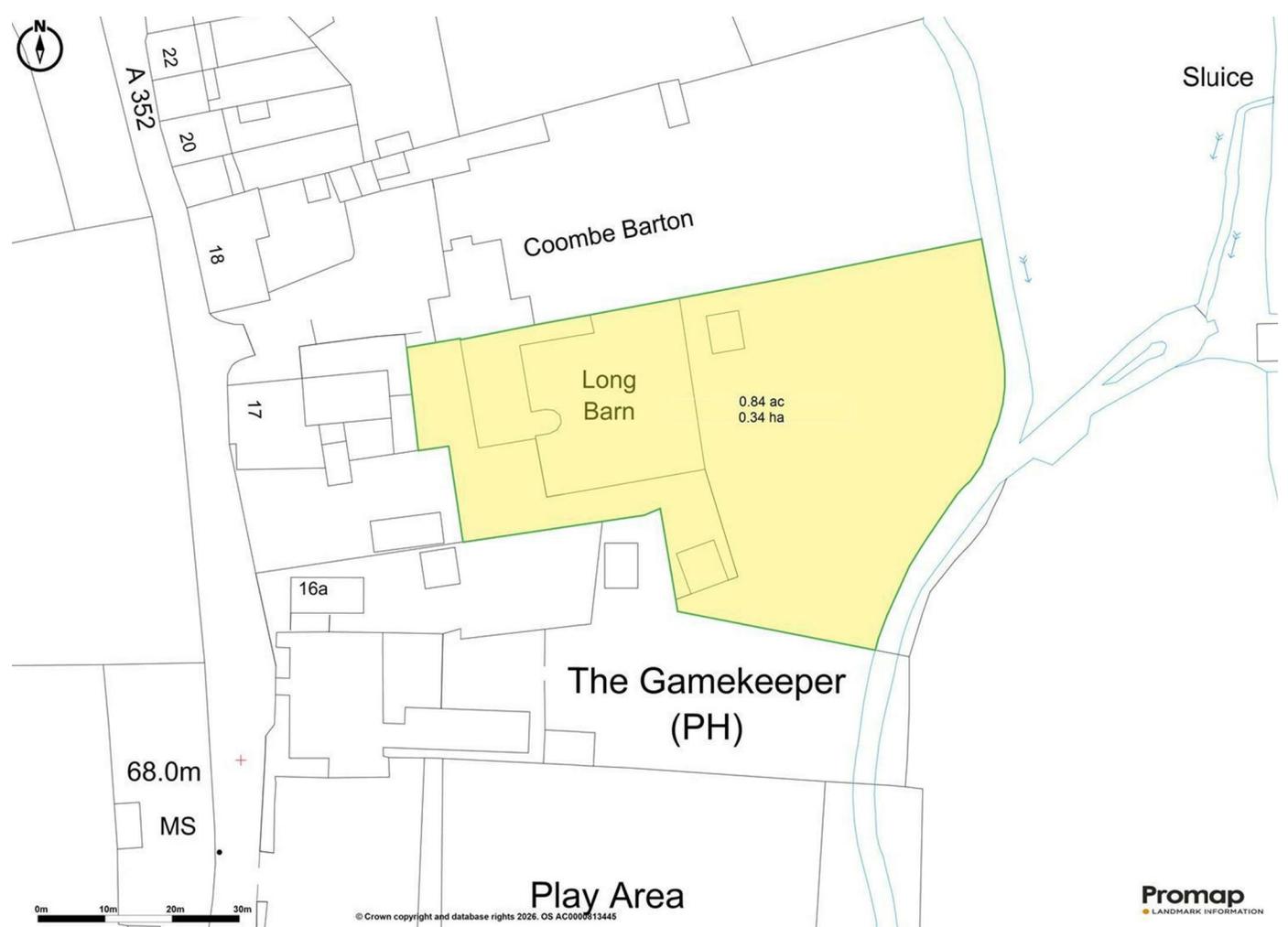


OUTSIDE

To the front of the property is an attractive paved terrace with raised flower and shrub borders, together with a gravel driveway that extends to the side of the house and continues to the annexe and gardens beyond. The grounds are well stocked with mature planting, including established shrubs and hedging, creating a private and established setting.

A patio adjoins the house and provides access to a useful store room, a pool changing room with shower facilities, and a plant room, which also houses the Air Source Heat Pump serving both the house and the pool. The heated swimming pool has been well maintained and benefits from integrated steps as well as summer and winter covers.

The substantial lower garden is predominantly laid to lawn and includes a productive vegetable patch, a large fruit cage and a garden store. The River Cerne gently meanders along the far eastern boundary, adding a charming natural feature to the setting.





SITUATION

The property is located in the picturesque village of Charminster which is home to a first school, two pubs, a pretty Norman church and two village halls.

Charminster is just a couple of miles from Dorset's historic county town, Dorchester, which has many restaurants, over 400 shops, various leisure facilities, a number of highly regarded schools and the renowned Dorset County Hospital. A regular bus service operates through the village of Charminster and Dorchester provides rail links to London Waterloo and Bristol Temple Meads.

There are numerous sporting facilities and leisure pursuits in the area, including golf at Wolfedale Golf Course, an 18-hole course within Charminster, and Came Down Golf Course in Dorchester, as well as courses at Sherborne and Yeovil. The Jurassic Coastline is just a few miles to the south and includes the South West Coast Path, which runs across the county from Poole Harbour to Lyme Regis and beyond, continuing all the way to Land's End and Minehead, offering sandy beaches, outstanding walks, and a variety of water sports. The Iron Age hill-fort of Maiden Castle, just four miles from Charminster, provides breathtaking views of the surrounding countryside.

DIRECTIONS

What3words///simulations.counters.tributes

SERVICES

Mains water, electricity and drainage are connected.
Air source heat pump.
Privately owned solar panels.

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: G (Dorset Council - 01305 251010)



MATERIAL INFORMATION

The property is situated within a Conservation Area and may be subject to chancel repair liability.

The rear boundary adjoins the River Cerne, with the property benefiting from riparian ownership rights.

The solar panels are privately owned and were installed in 2018, generating renewable electricity and contributing to reduced energy costs. The system benefits from a Feed-in Tariff with quarterly payments payable for the remainder of a 20-year term, providing an attractive supplementary income.

The annexe is for use in connection with the main house and cannot be sold separately, although it may be let.

Access is via a shared driveway, which is jointly owned with Coombe Barton. When the driveway reaches the front of the property, it becomes solely owned as part of Long Barn. The property benefits from rights of access and rights to lay and maintain services along the driveway.

The vendors have owned the property since 2016 and advise that during periods of extreme weather, groundwater can occasionally appear in the lower section of the garden. In the most recent instance this year, river water also reached the lower garden for the first time. On each occasion, the house and annexe have remained completely unaffected.

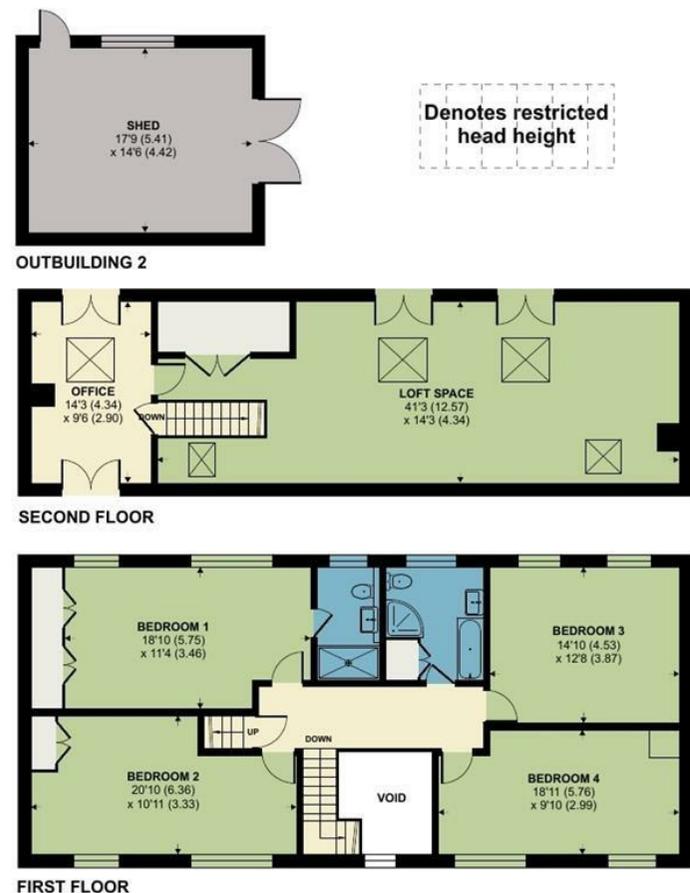
North Street, Charminster, Dorchester

Approximate Area = 3224 sq ft / 299.5 sq m (excludes void)

Outbuildings = 757 sq ft / 70.3 sq m

Total = 3981 sq ft / 369.8 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 2026. Produced for Symonds & Sampson. REF: 1419664



Dorchester/SXP/12.03.2026



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