Symonds & Sampson

Hectors Warehouse

Bournemouth Road, Blandford St. Mary, Blandford Forum, Dorset

Hectors Warehouse

Bournemouth Road
Blandford St. Mary
Blandford Forum
Dorset DT11 9LL

4 2 2

- Totalling 2,500 sq ft of accommodation
- Grade II listed home close to amenities
- Double garage a short walk from the house
- Spacious & versatile accommodation
- Blending character charm with modern fittings
- Scope for an annexe (subject to relevant permissions)
- No forward chain

Guide Price £475,000

Leasehold - Share of Freehold

Blandford Sales
01258 452670
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ACCOMMODATION

Hectors Warehouse is believed to have been a warehouse for the historic Blandford brewery and was converted into a residence in 2011. The property boasts sizable accommodation set over four floors and weaves character charm with modern living. Upon entry there is a generous hall laid with stone floor with access to a double bedroom currently arranged as a gym with an ensuite cloakroom (which could be arranged as a shower room). Completing the hall is a cloak room and external door to a small courtyard with access to the front and rear laid with artificial grass and a canopy, ideal for outside dining. There is scope for a small annexe to be created from the hallway (subject to relevant permissions). The first floor is arranged with two generous double bedrooms which have many character features including exposed brick work, metal pillars and wooden beams. The family bathroom is fully tiled with natural stone tiling comprising of a walk in shower, bath, basin and w.c. The second floor is a wonderful space enjoying a triple aspect flooding the area with light, boasting wooden flooring, exposed, brickwork, metal pillars and wooden beams. The kitchen is situated to the rear comprising of a comprehensive range of high gloss wall and base units set with a wooden counter top and an informal breakfast bar. The room flows to a dining sitting room with a feature wood burner as a focal point and a special window seat to the front aspect which is ideal to watch the world go by. The top floor is a particular feature with a bedroom that houses a wooden wheel and loading doors, preserved to reflect the history of the building. The room would accommodate a double bed and has vaulted ceiling. A gallery landing leads from the bedroom looking down on the kitchen dining area to an ensuite comprising of a large walk in shower, basin and w.c.

OUTSIDE

Situated a short walk from the dwelling is a detached double garage benefitting from light and power.

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 Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, banks, doctor surgeries, dentists, community hospital, supermarkets, and education for all ages, recreational and cultural facilities. The larger towns of Poole, Bournemouth and Dorchester are easily accessible. Recreation in the area includes golf at Blandford, Wareham and Broadstone water sports on Poole Harbour and the Jurassic Coast. Communications in the area include the A31 at Wimborne which provides a route to London along the M3/M27 and there are regular train services to London Waterloo from Salisbury, Poole and Dorchester.

DIRECTIONS

what3words///seats.lurching.responded.

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - E
Tel: 01305 211970
Leasehold 999 years from 21 March 2011
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
https://www.gov.uk/check-long-term-flood-risk

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Approximate Area = 2512 sq ft / 233.3 sq m (excludes void)
Garage = 298 sq ft / 27.6 sq m
Total = 2810 sq ft / 261 sq m
For identification only - Not to scale

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: 1355364

Blandford/DJP/September 2026

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