

Symonds
& Sampson



Bay View Cottage

2 Red Lion Yard, Market Place, Blandford Forum, Dorset

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2 Red Lion Yard
Market Place
Blandford Forum
Dorset
DT11 7EH

An immaculately presented two-bedroom semi-detached cottage, enjoying a generously sized sunny rear garden and extensive driveway parking situated within a stone's throw of the town centre.



- No onward chain
- Beautiful rear garden with southerly aspect
 - Ample driveway parking
 - Town centre location
- Bright and airy sitting room with multi-fuel burner
 - Home office/studio

Offers In Excess Of **£350,000**

Freehold

Blandford Forum Sales
01258 452670
blandford@symondsandsampson.co.uk



ACCOMMODATION

Upon entry to the property, you are welcomed by a well-designed kitchen which sympathetically blends modern fittings with a country style. The kitchen comprises of cream fitted wall and base units with a wooden counter top, Rangemaster, Butler sink and integrated appliances including fridge/freezer, dishwasher and washing machine. The kitchen leads to an inviting bright and airy sitting room with a fantastic outlook of the rear garden. The sitting room is a well-proportioned space boasting an attractive brick fireplace with inset multi-fuel burner as a focal point and a sliding door to the rear garden. Completing the ground floor is a tastefully updated shower room benefitting from a shower cubicle with a rainfall shower head, basin, towel rail and w.c.

Rising to the first floor, the second bedroom is a good size with additional storage cupboards and overlooks the rear garden. There is also a useful loft room for storage on this floor. On the third floor is a beautiful master bedroom with exposed wooden floorboards.

OUTSIDE

The cottage is accessed via Red Lion Yard. The generously sized South-facing rear garden is the undoubted feature of

this property, predominantly laid to lawn and beautifully landscaped with a variety of colourful flower and shrub borders. Having been extended by the current owner, the garden enjoys paved and shingle areas which is perfect for outdoor entertaining and relaxation in the summer months with a church view to the front. Within the garden is a home office/studio which is fully insulated and has power. There is also a shed to the rear. A secure side gate provides access to the extensive shingle driveway with ample off road parking.

SITUATION

Blandford Forum is an interesting Georgian market town which offers a good variety of shopping with a twice weekly market, bank, doctor surgeries, dentist, 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.

DIRECTIONS

what3words///wiggles.washable.perfectly

SERVICES

Mains electricity, water and drainage. Gas central heating.

MATERIAL INFORMATION

Dorset Council Tax Band - B

Tel: 01305 211 970

EPC- D

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

Please refer to the government website for more details.<https://www.gov.uk/check-long-term-flood-risk>

Photographs – July 2026 © Symonds & Sampson



Market Place, Blandford Forum

Approximate Area = 794 sq ft / 73.8 sq m
 Limited Use Area(s) = 46 sq ft / 4.2 sq m
 Outbuilding = 158 sq ft / 14.7 sq m
 Total = 998 sq ft / 92.7 sq m
 For identification only - Not to scale

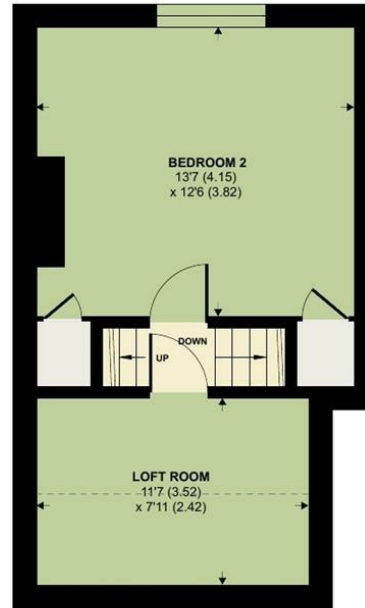
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
England & Wales	



Denotes restricted head height



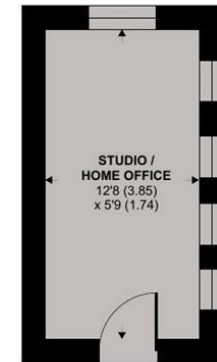
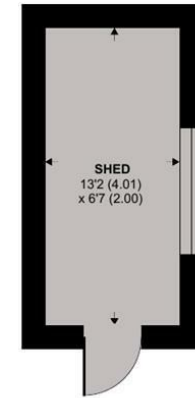
GROUND FLOOR



FIRST FLOOR



SECOND 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: 1481799



Blandford/RB/July 2026
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