



FORGE HOUSE HAZELBURY BRYAN, DT10 2EE

£700,000
FREEHOLD

A beautifully presented 17th-century period home with a converted barn, offering highly flexible accommodation ideal for multigenerational living. Rich in character and original features, the property has been thoughtfully modernised and is situated in a sought-after village location close to local amenities and countryside walks. Option to buy Land available.

FORGE HOUSE

- Option to buy land available too
- Double Garage
- Annex
- Ample living space
- Private rear garden
- Ideal Bed & Breakfast
- Multigenerational home!
- Character throughout
- 3 Reception Rooms



Description:

We are delighted to offer this beautifully presented period home with a converted former barn, providing exceptionally flexible and characterful accommodation throughout. Believed to date back to the 1600s, the property has served a variety of roles over the centuries, including a former forge and village shop, and retains a wealth of original features. Carefully modernised, it successfully blends historic charm with stylish, versatile living spaces.

The ground floor offers a bright and spacious living room, generous in proportion and centred around a feature fireplace, with ample room for a variety of furniture arrangements. From here, doors lead to the main kitchen/dining room and to a ground-floor bedroom, creating excellent potential for a self-contained annex or multigenerational living. A second kitchen is fitted with a range of wall and base units with complementary worktops, an inset sink with mixer tap and drainer, and ample space and plumbing for appliances, as well as room for a dining table. Further ground-floor accommodation includes a home office/study and a beautifully appointed three-piece shower room comprising a low-level WC, wash-hand basin, and a large shower enclosure with glass screen doors.

To the first floor, a substantial formal dining room with a feature wood-burning stove leads through to a second bright and spacious lounge, rich in character with exposed wooden beams and an additional feature fireplace. From this room, there is access to a generous double bedroom which benefits from a private balcony enjoying picturesque views over the grounds. The first floor also offers two further double bedrooms, both providing excellent space for furniture and storage, along with a well-appointed four-piece bathroom comprising a low-level WC, wash-hand basin, large corner shower enclosure with glass screen doors, and an elegant roll-top bath.

Externally, the property occupies a generous plot extending to approximately 0.67 acres. The grounds include patio seating areas, expansive lawned gardens incorporating an orchard, established flower beds, mature planting, and areas of wildflowers. A range of traditional outbuildings is also included, such as a stable and multiple storage rooms, alongside garages providing off-road parking.

Additionally, there is the option to purchase a further 3.54 acres of land by separate negotiation. This adjoining land is level, free-draining, and features a large pond and a field shelter, making it ideal for equestrian use or a smallholding.

Set within a highly sought-after village location, the property enjoys close proximity to a range of local amenities including a village hall, schools, shops, and public transport links offering convenient access to surrounding areas. Surrounded by beautiful countryside, the area also benefits from an excellent network of footpaths and scenic walks.

Land Available:

Please note that this price does not include the land which is available by separate negotiation, but there is the option to buy it.

FORGE HOUSE





FORGE HOUSE

ADDITIONAL INFORMATION

Local Authority – Dorset

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2347.00 sq ft

Tenure – Freehold



Hazlebury Bryant, DT10



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	53	
(1-20)	G	64	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sturminster Newton
Market Place
Sturminster Newton
Dorset
DT10 1AS

01258 473900
sturminster@chaffersestateagents.co.uk
www.chaffersestateagents.co.uk

