



FORGE HOUSE & LAND

HAZELBURY BRYAN, DT10 2EE

£800,000
FREEHOLD

A beautifully presented 17th-century period home with converted barn, offering flexible accommodation and excellent equestrian potential. Set within pretty grounds with stables and outbuildings, and further land totalling 4.22 Acres. Located in a sought-after village setting close to countryside and amenities.



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- Option to buy without Land available too • 4. 22 Acres of land • Stabling for Horses • Business from home opportunities • Ample living space • 3 Reception rooms • Multigenerational Home • Ideal Smallholding • Annex • Double Garage



Description:

We are delighted to offer this beautifully presented period home with a converted former barn, ideally suited to equestrian and rural lifestyles and providing exceptionally flexible 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. Thoughtfully modernised, it combines historic character with stylish, practical living, perfectly tailored to country and equestrian buyers.

The ground floor offers a bright and spacious living room, centred around a feature fireplace and offering generous space for relaxed family living. Doors lead through to the main kitchen/dining room and to a ground-floor bedroom, creating excellent potential for a self-contained annex—ideal for grooms, extended family, or guest accommodation. A second kitchen is fitted with a range of wall and base units with complementary worktops, an inset sink with mixer tap and drainer, ample space and plumbing for appliances, and room for a dining table. Additional ground-floor accommodation includes a home office/study—ideal for managing a smallholding or home business—and a beautifully presented three-piece shower room.

To the first floor, a substantial formal dining room with a feature wood-burning stove leads through to a characterful second lounge with exposed beams and a feature fireplace. A generous double bedroom accessed from this space benefits from a private balcony enjoying open views across the land—perfect for overlooking paddocks. Two further double bedrooms provide excellent space for family or staff, along with a well-appointed four-piece bathroom featuring a roll-top bath and separate shower.

Externally, the property sits within approximately 0.67 acres of well-established grounds, including patio seating areas, lawned gardens, an orchard, mature planting, wildflower areas, and a range of traditional outbuildings. These include a stable, store rooms, and further useful spaces well suited to tack storage, feed rooms, or workshop use. Garages provide off-road parking with ample space for trailers and horseboxes.

Additionally, there is the option to purchase a further 3.54 acres of adjoining land by separate negotiation. This land is level, free-draining, and particularly well suited for equestrian use, featuring a large pond, a field shelter, and space ideal for grazing, schooling, or the creation of additional paddocks—making it perfect for a small equestrian holding.

Set within a highly sought-after village location, the property benefits from access to local amenities including schools, shops, a village hall, and public transport links. Surrounded by open countryside with an excellent network of bridleways and footpaths, this is an ideal opportunity for those seeking a characterful country home with genuine equestrian potential.

Don't need the land?

There is there option to buy this property without the land, if you do not need it. Please contact the office for more details.

The top photograph shows an outdoor area with two wooden picnic tables on a grassy lawn. In the background, there are several bare trees and a line of trees under a blue sky with scattered clouds. The middle photograph shows a wide, flat green field enclosed by a simple wooden post-and-rail fence. Bare trees are visible in the distance under a bright blue sky. The bottom photograph shows the interior of a dining room. It features a wooden table with green-painted legs, a wooden chair, and a large wooden cabinet filled with various items. The room has white walls, a window with a view of the outdoors, and a tiled floor.





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ADDITIONAL INFORMATION

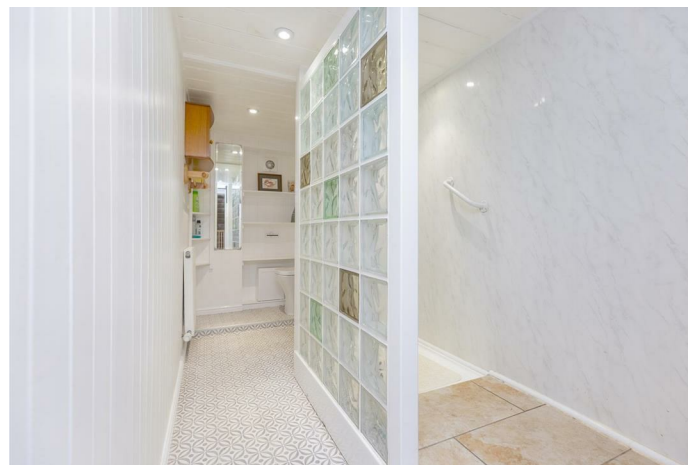
Local Authority – Dorset

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2347.00 sq ft

Tenure – Freehold



Hazlebury Bryant, DT10



Approx. Gross Internal Floor Area 4376 sq. ft / 406.64 sq. m (Including Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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	53	64
(21-38) F		
(1-20) G		
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

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