



Briantspuddle, Dorset

Dorchester

Where 475 years of history become your next chapter

An Exceptional 16th Century Detached Thatched Farmhouse with Detached Annexe and Beautiful Gardens.

Believed to date from around 1550, Briantspuddle Farmhouse, now known as 26 Briantspuddle, is far more than an exceptional family home—it is one of the defining historic homes of this beautiful Dorset village.

Standing at the heart of the original hamlet, long before Sir Ernest Debenham created Briantspuddle's celebrated model village, this magnificent detached thatched farmhouse has quietly watched over village life for more than four centuries. Rich in original character, from beautifully worn stone thresholds and gently undulating floors to exposed oak beams, flagstone flooring and traditional windows, every room tells part of its remarkable story.

Offering over 3,000 sq ft of beautifully arranged accommodation, this exceptional home provides five bedrooms, generous reception rooms, a detached thatched annexe and enchanting gardens, effortlessly combining extraordinary heritage with an equally extraordinary lifestyle.

The accommodation unfolds with warmth and authenticity throughout. The elegant dual-aspect sitting room is a wonderfully inviting space, centred around a feature log-burning stove and complemented by original wooden shutters, exposed timbers and beautiful wooden flooring, creating the perfect place to relax. Flagstone floors lead through the welcoming entrance hall to a wonderfully atmospheric dining room, while a separate snug provides the ideal retreat for quieter evenings.

Without doubt, the heart of the home is the magnificent 24-foot farmhouse kitchen. Generous in both scale and character, it is a room designed for gathering family and friends together. The traditional multi-fuel range cooker sits comfortably within fitted cabinetry, while the magnificent original inglenook fireplace, complete with its historic bread oven and wood-burning stove, serves as a remarkable reminder of the generations who have lived here before. Exposed beams span the ceiling above, and the room flows effortlessly into the adjoining orangery, where natural light pours in and beautiful views across the gardens create the perfect setting for relaxed dining and entertaining throughout the year.

Ascending the original staircase, the first floor continues the home's timeless appeal. The principal bedroom is a beautiful retreat featuring a vaulted beamed ceiling, exposed wooden flooring and a spacious en-suite complete with a classic roll-top bath, white suite and a generous walk-in airing cupboard. A second generous double bedroom also benefits from its own en-suite, providing excellent accommodation for guests or family, while a third double bedroom enjoys views over the front of the property. Completing the first floor, the family bathroom continues the period charm with its original French bath and separate shower.

A further staircase rises to the second floor where two enchanting bedrooms sit beneath impressive vaulted ceilings with exposed beams. Full of character and flooded with natural light, these versatile rooms are ideal for family, guests or peaceful home working.





Outside, the gardens are every bit as captivating as the house itself.

Beautifully established and thoughtfully designed, they unfold into a series of enchanting outdoor spaces, each with its own character. A magnificent wisteria-covered pergola gently guides you through the gardens towards expansive lawns, productive vegetable beds, mature hedging and an abundance of established fruit trees. An ornamental pond, secluded seating areas and several areas of lawn provide endless opportunities to enjoy the peace and privacy of this remarkable setting.

The detached thatched annexe is a wonderful addition, complete with power, lighting, a shower room and WC, together with its own private Mediterranean-style courtyard, offering superb flexibility and exciting potential as guest accommodation, a home office, studio or creative retreat.

Beyond the formal gardens lies perhaps the property's most enchanting feature—known affectionately as the chalet—a charming timber garden lodge complete with its own wood-burning stove, tucked away within a wonderfully secluded area of the garden. Surrounded by mature planting and dappled shade created by a magnificent rosé vine from Bordeaux, it offers the perfect escape to read, work, entertain or simply unwind in complete tranquillity. Whether enjoying a morning coffee beneath the trees or a peaceful summer evening surrounded by birdsong, it is a magical retreat that perfectly complements this remarkable home.



Stepping across the beautifully worn stone threshold, hollowed by generations of footsteps over hundreds of years, is a quiet reminder that homes like this are exceptionally rare. Briantspuddle Farmhouse is not simply a beautiful period property - it is an opportunity to become the next custodian of one of Dorset's most treasured historic homes.



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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