



1 The Old Malt House

Piddletrenthide, Dorset DT2 7RA

www.gpweston.co.uk



A charming and characterful three-bedroom home in the heart of one of Dorset's prettiest villages, with a private part-walled garden, home office, and a rich brewing heritage.

- Link-detached three-bedroom former malt house
- Thoughtfully renovated and beautifully presented
- Reception room with patio doors and log burning stove
- Generous kitchen/dining room
- Elm wood flooring and exposed beams
- Double glazing throughout
- Stylish bathroom with walk-in shower and roll-top bath
- Pretty, part-walled garden with terrace, lawn & office
- Comfortable off-street parking for two vehicles
- Located in a thriving village with pub, school & rural walks



The House

Built of flint and brick with climbing hops nodding to its former life as a village malt house, this elegant link-detached property has been lovingly improved by its current owners. The result is a light-filled, welcoming home with character and practicality in equal measure.



Beautifully Presented interior

Entered via a smart hallway, the house opens into a wonderfully generous sitting room – a warm, welcoming space with elm wood flooring, exposed timbers, and a wood-burning stove set within a broad chimney breast. Dual-aspect windows draw in the light, and glazed patio doors provide direct access to the rear, where there is private off-road parking for two vehicles.

Beyond the sitting room is the generous kitchen/dining room – a sociable space with pale shaker style cabinetry, timber worktops, and patio doors out to the garden. The triple aspect brings in excellent natural light, and the layout offers ample space for cooking, entertaining, or everyday family life.







First Floor

Upstairs, the principal bedroom is an elegant and airy double overlooking the front. Bedroom two, another comfortable double with dual aspect enjoys views over the garden, while bedroom three fits a small double bed and makes an ideal guest room, child's room or study. The family bathroom is particularly attractive – with a freestanding roll-top bath, a walk-in shower, and a skylight and window out to the garden that fills the space with sunshine.



Outside

The rear garden is a peaceful, private retreat. Immediately outside the kitchen is a patio area, perfect for alfresco dining or morning coffee. A pathway leads through the lawned garden to a detached home office and a garden shed, all discreetly screened by trees and mature planting. The garden is part-walled, with thoughtful landscaping that makes the most of the space. There is comfortable parking for two vehicles, and the exterior is softened by borders of flowers and climbing plants – including remnants of the original malt house hops, still thriving.

Location

Set in the heart of Piddletrenthide, this delightful home is part of a vibrant rural village surrounded by rolling Dorset countryside. The River Piddle winds through the village, and there's a strong community spirit centred around the local pub, village shop, primary school, and church.

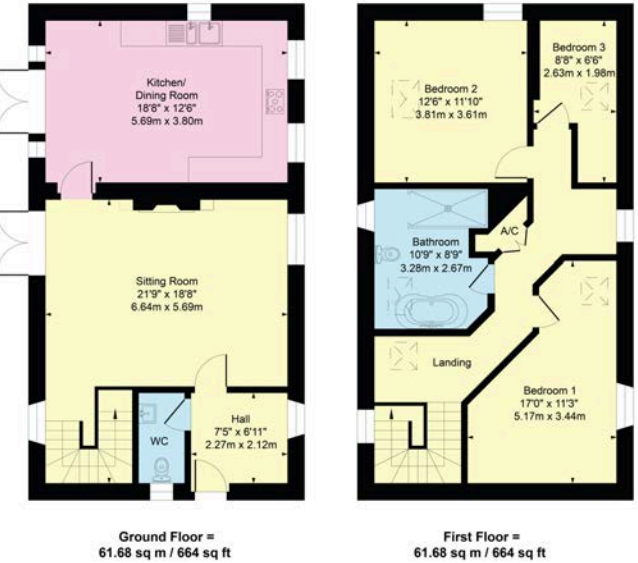
Nearby villages such as Piddlehinton and Cerne Abbas offer further amenities, while Dorchester is less than 10 miles away, with its excellent schooling, mainline rail links to London Waterloo, markets, cafés and cultural attractions. The Jurassic Coast at Weymouth or West Bay is also within easy reach for coastal adventures.



Dorset District Council Tax: Band E

Tenure: Freehold

Price: £465,000



All measurements are in accordance to the RICS Code Of Measuring Practice. Measurements are approximate & only for illustrative purpose.

Score	Energy rating	Current	Potentia
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



A photograph of several pink roses growing against a light-colored, textured stone wall. A dark blue metal cross-shaped frame is visible, with one arm running vertically and another horizontally across the middle of the image. The roses are in various stages of bloom, with some fully open and others as buds. The leaves are green and glossy.

With its blend of character, comfort and village life, 1 The Old Malt House is a rare find. Whether you're seeking a permanent home, a country bolthole, or a slice of Dorset's brewing history – this is a house that delivers.

VIEWINGS BY APPOINTMENT :

Contact Jessica 07875 355382 or James 07525 008650
team@gpweston.co.uk | www.gpweston.co.uk

IMPORTANT NOTICE: GP Weston gives notice that all text photographs and plans on this brochure are for guidance only and are not necessarily comprehensive: any areas, measurements or distances given are approximate: these details do not constitute part of an offer or contract and must not be relied upon as statements or representation of facts: It should not be assumed that the property has all the necessary planning permissions and building regulations approvals: we are not authorised to give any presentations or warranties in relation to this property whatsoever: potential purchases must satisfy themselves as to the correctness of all details by inspection or otherwise.