



7 The Maltings
Blandford St. Mary
Blandford Forum
Dorset
DT11 9HJ

An immaculately presented Grade II listed, three bedroom converted warehouse boasting an abundance of character and charm within easy walking distance of the town centre.

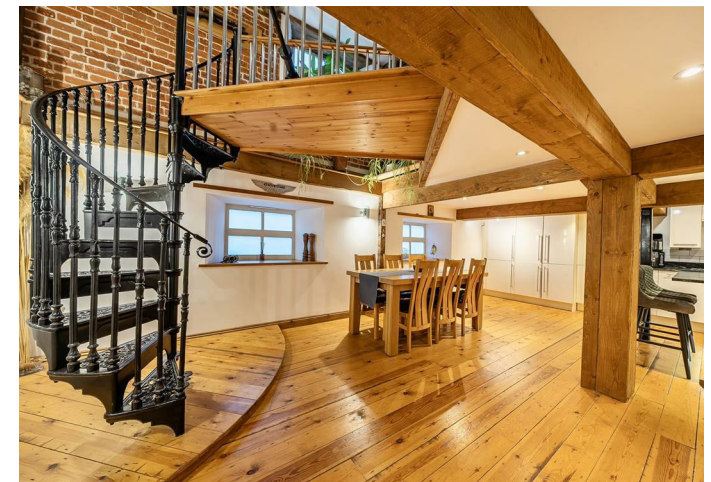


- No forward chain
- Totalling 1,650 sq ft of accommodation
- Grade II listed home close to amenities
 - Spacious & versatile accommodation
- Blending character charm with modern fittings
- Only allocated parking space in a car port

Guide Price **£325,000**

Share of Freehold

Blandford Sales
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blandford@symondsandsampson.co.uk



ACCOMMODATION

7 The Maltings is a superbly presented Grade II listed, three bedroom converted warehouse believed to have been for the historic Blandford brewery. Set in the popular village of Blandford St. Mary, the property boasts sizable accommodation across two thoughtfully designed floors and weaves character charm with modern living. Upon entry is a charming entrance hall laid with stone floor and enjoys exposed wooden beams, which conveniently flows into the kitchen dining area. This spacious open plan layout includes a well-equipped kitchen comprising a range of slick wall and base units, integrated appliances and space for a freestanding fridge freezer. There is also a functional island and a large dining area perfect for entertaining. Additional features include wooden floors, low level ceiling beams and a striking iron spiral staircase rising from the heart of the home to the first floor. The impressive open landing draws attention to the exposed brick work and continues the delightful character throughout the property with further exposed beams and polished wooden floors.

The first floor boasts a beautifully styled dual aspect lounge with natural light flooding the room through multiple windows and an imitation wood-burning stove creates a warm and inviting atmosphere. The bedrooms continue the home's rustic charm. The principle bedroom is generously sized and features exposed brick work, wooden flooring,

and twin windows with wooden shutters. The bedroom is served by a thoughtfully designed modern shower room comprising a walk-in shower, basin and w.c. The second bedroom is a double room on the ground floor coupled with a bathroom. The third bedroom is a single room currently arranged as a home office.

Set in a peaceful and established development just moments from riverside walks and the grounds of Bryanston School, this home is a rare opportunity for those seeking both convenience, countryside charm or a perfect 'lock up and leave.'

OUTSIDE

Externally, the property benefits from shared use of a carport, with an allocated parking space beneath a pitched roof structure supported by timber beams. The area is gravelled and provides convenient, sheltered parking alongside bin storage.

SITUATION

Blandford St Mary is a village parish on the outskirts of Blandford Forum. Local amenities include a primary school, Tesco Stores, filling station and the parish church is set in Lower Blandford St Mary. Blandford town with its varied amenities includes a leisure centre which is approximately half a mile in distance.

DIRECTIONS

what3words///necks.units.slept

SERVICES

Mains electricity, metered water and drainage. Electric heating.

MATERIAL INFORMATION

Dorset Council Tax Band - C

Tel: 01305 211 970

EPC- Exempt Grade II listed.

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

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-forconsumers/advice/ofcom-checker>

Please refer to the government website for more details.

<https://www.gov.uk/check-long-term-flood-risk>



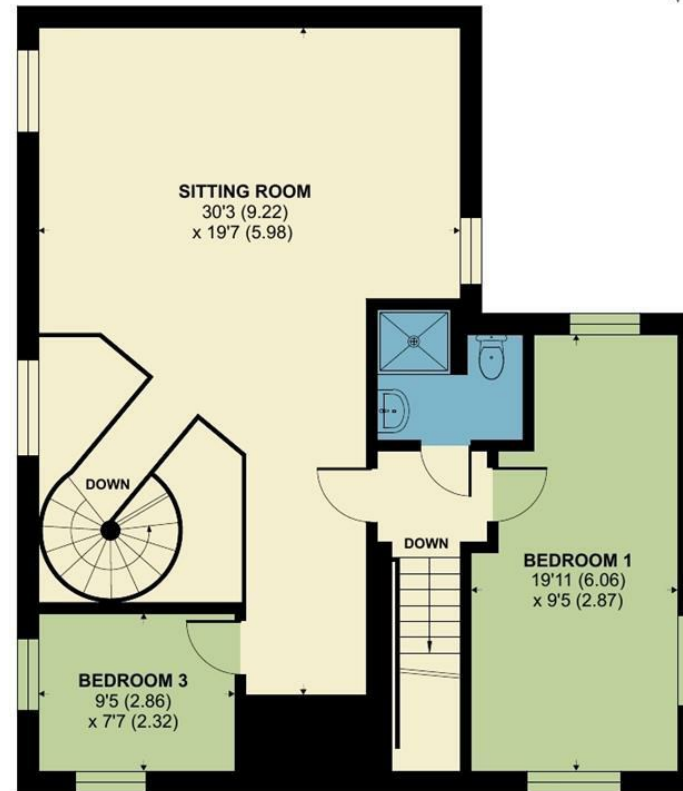
Blandford St. Mary, Blandford Forum

Approximate Area = 1650 sq ft / 153.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1397109



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