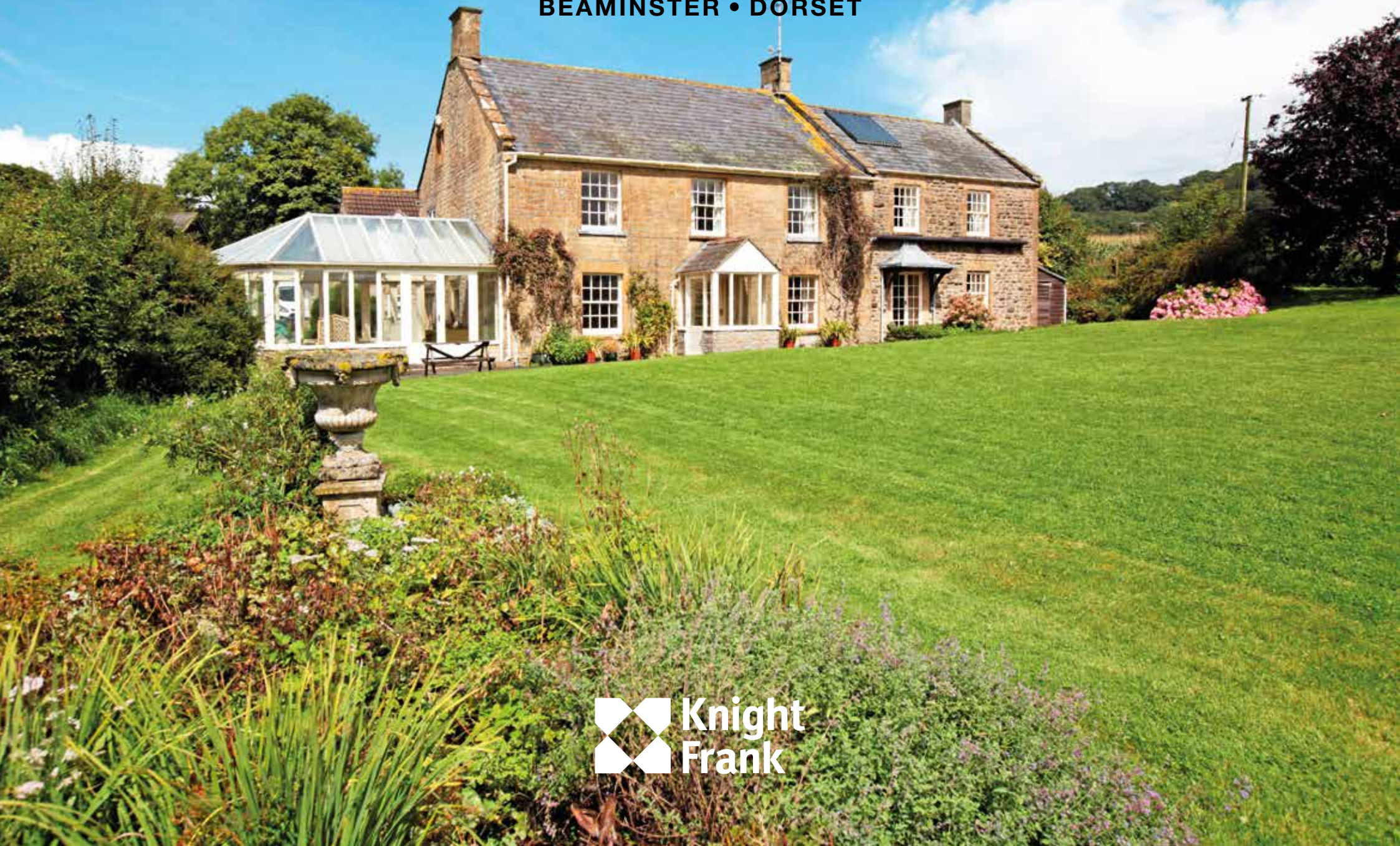


WHATLEY FARM

BEAMINSTER • DORSET



WHATLEY FARM

BEAMINSTER • DORSET

An unlisted early Georgian farmhouse with a one bedroom guest cottage, overlooking unspoilt countryside and situated off a quiet, no-through road on the edge of Beaminster

Entrance porch • Hall • Sitting room • Dining room
Kitchen/breakfast room • Conservatory • Cloakroom

Master bedroom with walk-through dressing area and en-suite bathroom • 3 Further double bedrooms
Family bathroom • Separate WC • Attic

Guest cottage • Single garage
Double tandem garage with first floor suite of 2 offices & WC
Stable block • Hard tennis court

Garden and pond

In all about 2.06 acres (0.83 hectare)

Beaminster ¾ mile • Bridport 7 miles
Crewkerne 8¼ miles (London Waterloo 2½ hours)
Yeovil 12¾ miles • Dorchester 18½ miles
(Distances and time approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



Cottage





Whatley Farm

Built originally in 1726, Whatley Farm is a typical farmhouse of the period, which was substantially and sympathetically extended in 1973. It has been the much loved family home of the late owner for nearly fifty years and is well cared for but is now in need of updating and offers great potential. The property is built of local stone under a Welsh slate roof and its south facing elevation has retained its broad sash windows allowing the views across the garden to the surrounding countryside to be enjoyed from nearly all the main rooms of the house. On the ground floor a door from the entrance porch opens to the hall, which has the cloakroom on one side, a staircase rising to the first floor and gives access to the two downstairs reception rooms and the kitchen. Both the sitting and dining rooms look out over the garden, have open fireplaces with built-in cupboards and shelving on either side and have doors opening out to the garden. The kitchen/breakfast room has windows on three sides and is fitted with a range of timber wall and floor-mounted units, 2 oven oil-fired Rayburn (green) and Belling electric double oven and 4 ring hob. Beyond the kitchen is the large conservatory, which has a tiled floor and doors leading out to the garden and to the parking area beside the house. On the first floor off the galleried landing is the large master bedroom which has a walk-through dressing area, built-in cupboards and en-suite bathroom. In addition, there are three further double bedrooms, all of which have built-in cupboards and two of which have fitted sinks, family bathroom and a separate WC.



Secondary Accommodation, Outbuildings & Garden

Accessed off a no-through lane, the property is approached via a tarmac drive, beside which is an attractive, small lake, fed by water from a boundary stream which flows into the River Brit. There is an extensive tarmac parking area behind the house, on one side of which are a self-contained, one bedroom guest cottage and a stable block with two loose boxes. On the other side is a large timber built single garage and a further two-storey double tandem garage with a first floor suite of two interconnected offices and separate WC. Also adjacent is a hard tennis court with a hedge screened viewing area. The formal garden lies on the south side of the house and consists of a broad lawn with two well-stocked herbaceous borders, paved terrace and several mature trees. In all the gardens extend to about 2.06 acres (0.83 hectare). NB. There is a public footpath down the drive and leaving the property between the tennis court and the driveway.

Situation & Amenities

Whatley Farm is situated off a quiet, no-through road on the edge of the small, attractive market town of Beaminster. The town has extensive local amenities with two churches and a variety of shops, businesses and facilities including medical, dental and veterinary surgeries. It also hosts the annual Beaminster Festival devoted to music and the visual arts. For further details visit www.beaminster-tc.gov.uk.



The town has its own primary school just under a mile away, with a further four to choose from within a six-mile radius, all feeding in to the local secondary school, Beaminster Technology College. Nearby private schools include Hazlegrove, Leweston, the Sherborne schools, Millfield and Perrott Hill.



The larger towns of Bridport (7 miles) and Crewkerne (8¼ miles) have good ranges of shops and services, with the latter having a weekly country market and a monthly farmer's market. The regional centre of Yeovil and the county town of Dorchester are also only 12¾ and 18½ miles away respectively.



Bridport, Dorchester, Yeovil and Exeter all provide excellent entertainment venues.



There are several gastro pubs and restaurants within the town and local area.



Beaminster is situated on the A3066 which provides a swift north-south link to the principal east-west running A303 and A35.



There is a mainline rail service nearby from Crewkerne to London Waterloo, taking about 2½ hours.



Bournemouth Airport and Exeter International Airport are both about an hour's drive away offering connections within the UK and to many international destinations.



Services

Mains water and electricity. Private drainage. Oil-fired central heating. Solar panels.

Fixtures & Fittings

All fitted carpets and light fittings are included in the sale. Curtains are excluded, however certain items maybe available by separate negotiation.

Tenure

Freehold

Council Tax Band

G

Local Authority

West Dorset District Council Tel: 01305 251010

Directions (Postcode DT8 3SB)

Travelling south on the A3066 (Hoghill Street) into the centre of Beaminster, turn left just before the HSBC Bank into Fleet Street. Carry on for about 500 yards down Fleet Street and into Newtown, with Beaminster School on the left. Just past the school at the Y-shaped junction, veer right into Bowgrove Road. Continue for about 250 yards and take the second turning on the right, signed Whatley. At the T junction turn right and the property will be found at the end of the drive.

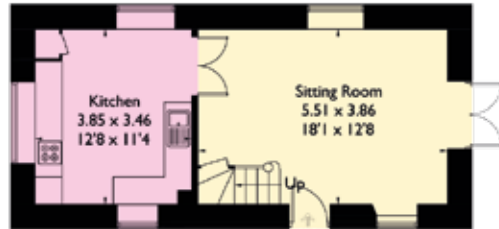
Viewings

All viewings are by appointment with the sole agents Knight Frank LLP.

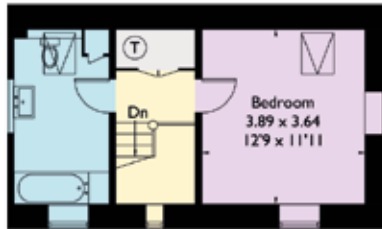


Approximate Gross Internal Floor Area

276.7 sq m / 2978 sq ft
 Attic = 50.4 sq m / 542 sq ft
 Cottage = 66.2 sq m / 712 sq ft
 Total = 393.3 sq m / 4232 sq ft



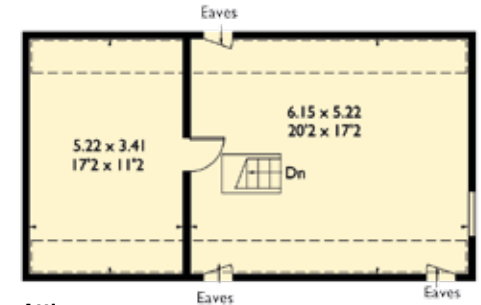
Cottage: Ground Floor



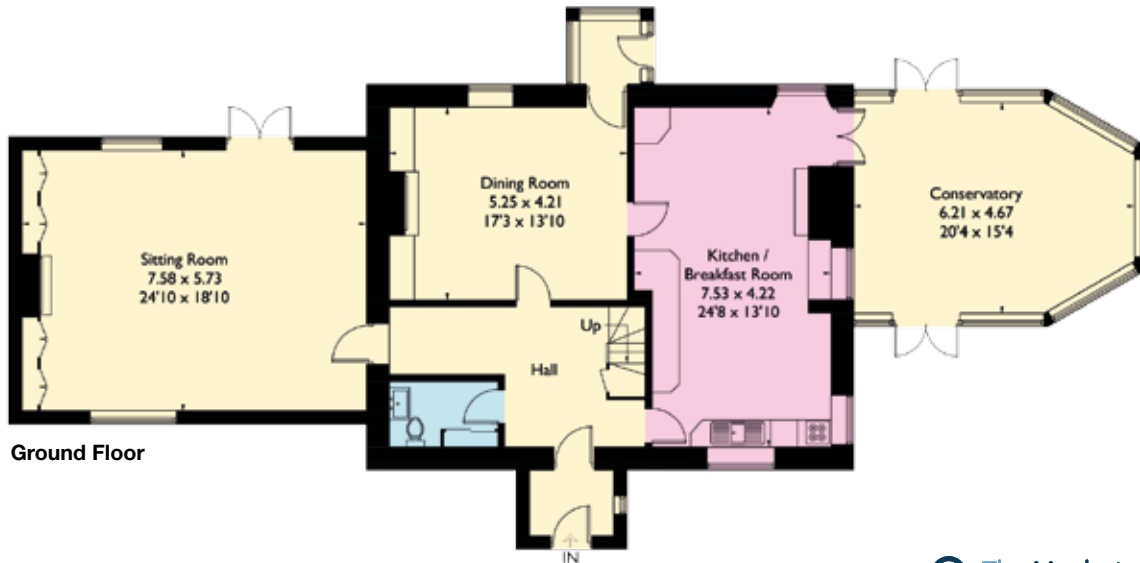
Cottage: First Floor

= Reduced headroom below 1.5m / 5'0"

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage



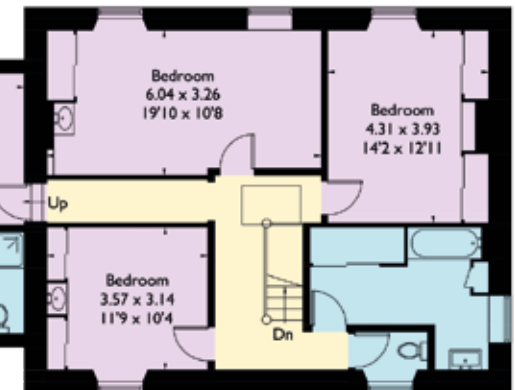
Attic



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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House



Cottage

