



Beaminstor, Dorset. DT8 3JL



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Bridport - 7.4 miles; West Bay and World Heritage Coast - 10 miles; Burton Bradstock - 12 miles; Lyme Regis - 12 miles; Crewkerne and Closest Railway Station - 7 miles; Dorchester - 21.2 miles; Weymouth - 28.3 miles; Yeovil - 15.3 miles.

GUIDE PRICE £825,000

A very impressive newly built detached house set in delightful south and west facing gardens backing onto open countryside, on the outskirts of this highly sought after picturesque town

THE ACCOMMODATION AND FEATURES

- 4 Double Bedrooms
- 4 Contemporary Fitted En Suite Bathrooms/Shower Rooms
- 2 Reception Rooms
- High Quality Bespoke Fitted Kitchen/Breakfast Room
- Utility Room
- Reception Hall
- Double Glazed Windows and Doors
- Electric Under Floor Heating with Air Source Heat Pump and RHI Payment
- Oak Internal Doors
- Tiled Flooring Throughout The Ground Floor
- Detached Double Garage & 1 Bedroom Self Contained Annexe
- Far Reaching Country Views
- Landscaped Gardens
- In All About ¼ Acre





SURROUNDING AREAS

The property occupies a most delightful, totally secluded country location deep in the beautiful West Dorset countryside. The immediate locality is designated as one of Outstanding Natural Beauty and the property backs onto open fields. It is however far from isolated being approximately midway between Beaminster and Stoke Abbot. Beaminster town is designated as a Conservation Area and is well known for its attractive Square with a range of local business facilities, shops, restaurants and hotels. The surrounding locality contains some of the finest scenery in the county and includes the well-known viewpoints of Pilsdon Pen, Golden Cap and Eggardon Hill Fort and provides fine opportunities for walking and riding. The beautiful World Heritage coastline is only about 20 minutes away by car. The picturesque village of Stoke Abbot is approx 1 mile with a very popular public house. The thriving market town of Bridport is about 7.5 miles to the south and there are golf courses at West Bay, Lyme Regis and Yeovil. There are main line connections to London at Crewkerne, about 7 miles, and at the regional centres of Dorchester and Yeovil, which are also within easy commuting distance.

THE PROPERTY

The property is a very attractive newly built house constructed on the site of a former Woolaway bungalow and built to a very high specification by the current owners in 2012. It is traditionally constructed of stone and rendered elevations under a slate roof. The excellent specification includes sealed unit timber framed and UPVC double glazed windows and doors, electric central heating with under floor heating throughout the ground floor serviced by an air source heat pump, oak internal doors and tiled flooring throughout the ground floor.

The accommodation is extremely spacious and versatile





with an impressive reception hall, large double aspect sitting room with French doors opening onto a patio with feature fireplace and wood burning stove, separate dining room and high quality kitchen/breakfast room again with a double aspect and French doors opening to the gardens with a range of hand painted cupboards, granite work surfaces, electric Aga with 5-ring hob and central island complimented by oak work surfaces. There is a very spacious utility room and guest bedroom suite on the ground floor with high quality contemporary fitted en suite shower room and built in wardrobes. The first floor accommodation comprises of 3 double bedrooms, all with high quality en suite facilities.

The house has been very cleverly designed with all the principal rooms taking advantage of the outstanding and far reaching country views.

Outside are delightful landscaped gardens, 2 separate vehicular accesses and a detached double garage with self-contained 1 bedroom annexe.

The main house is currently Let through English Country Cottages producing excellent gross income.

GARDENS AND GROUNDS

Timber gates from the lane lead onto a large concrete hardstanding area. There is a separate 5-bar gate leading to the garage and annexe.

The gardens are a delightful feature of the house enjoying a favoured westerly facing aspect over the surrounding countryside. There are large expanses of lawned gardens, interspersed with a variety of fruit trees, cherry blossom and hedges to the boundaries. Immediately adjoining the rear is a paved patio area again enjoying the far reaching country views. Within the gardens are a SUMMERHOUSE, WOOD STORE AND BIN STORE.

The large DETACHED GARAGE/ ANNEXE has matching stone and rendered elevations with its own separate door leading into a contemporary fitted kitchen and stairs leading up to the first floor with sitting room, bedroom and en suite shower room.

AGENTS NOTE

The main house is subject to Holiday Letting through English Country Cottages - Code DCC0 - during the main holiday letting season. Viewings will be restricted to the changeover day on Fridays between 12.30pm and 2.30pm.

DIRECTIONS

From Bridport take the A3066 to Beaminster and continue past The Square. At the mini roundabout take the first exit signed Broadwindsor and after the shop turn immediately left signed Stoke Abbot. After about 1/2 mile the entrance to the house will be found on your left hand side, immediately by a concrete track, signed Knowle Farm.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



SERVICES

- Mains water and electricity
- Septic tank drainage
- Electric central heating

LOCAL AUTHORITY

West Dorset District Council 01305 251010
Council Tax Band G

VIEWINGS

Strictly by prior appointment through the Sole Agents, Humberts.
Subject to holiday letting restrictions - see agent notes.

FOR FURTHER INFORMATION

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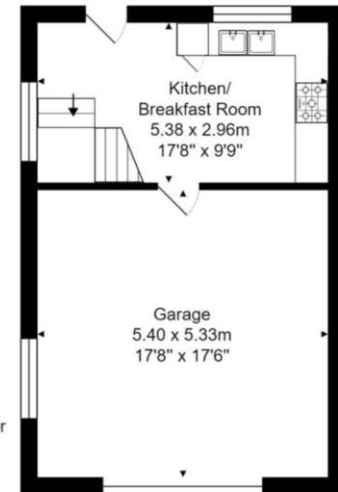
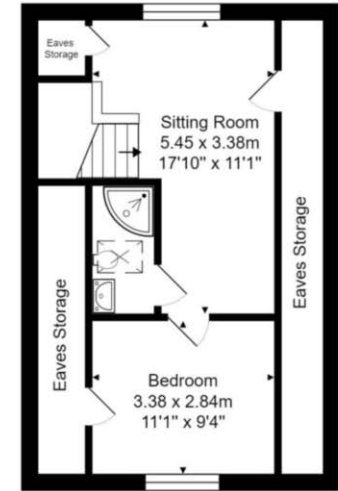
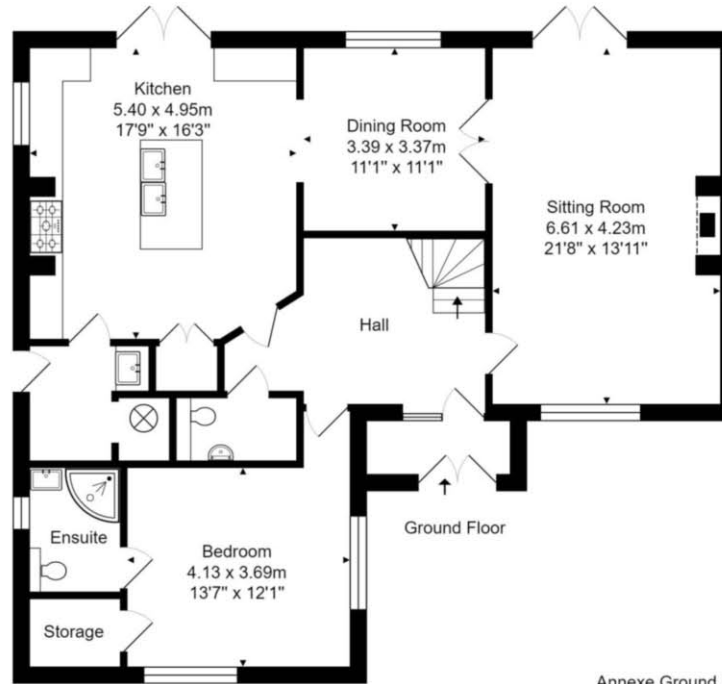
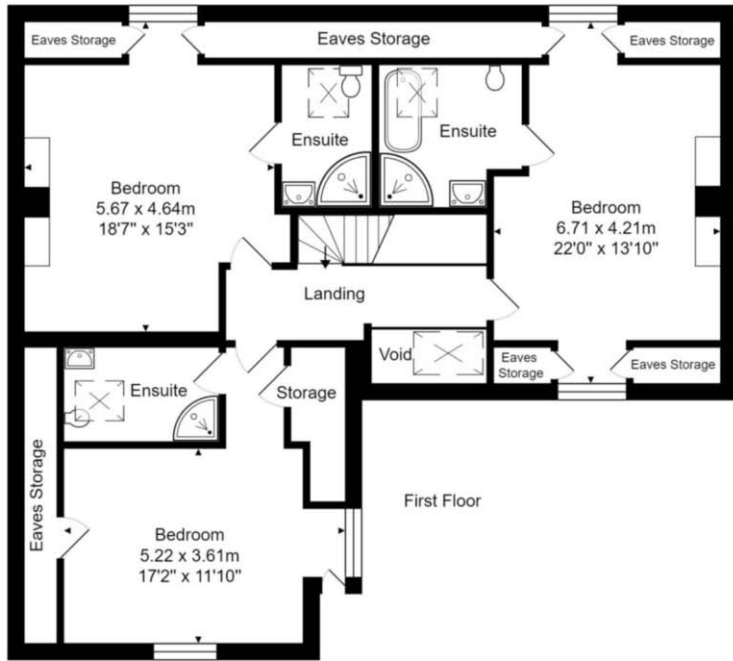
Humberts
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Total Area: 267.6 m² ... 2880 ft² (excluding eaves storage, void, garage)
 Not to scale. Measurements are approximate and for guidance only.



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