



STAGS

Whatley Farm

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Cherry Cottage Lane, Beaminster

Beaminster 3/4 mile; Bridport 7 miles; Crewkerne (Waterloo 2.5 hrs) 8

- Farmhouse kitchen
- 2 Receptions
- Conservatory
- Master bedroom / dressing area / bathroom
- 3 further double bedrooms
- Family bathroom
- 1 Bedroom detached cottage
- Lovely gardens & rural outlook

Guide price £1,025,000

SITUATION AND AMENITIES

The property is just $\frac{3}{4}$ Miles north of the historic town of Beaminster, Hardy's 'Emminster' in the popular West Dorset countryside. The town has a wide range of amenities with convenience and bespoke shopping of a surprising variety for a town of its size. There is a thriving local community well serviced by the churches, primary and secondary school, public houses, medical centre, dentist surgery, community leisure centre and popular cafes, restaurants and brasseries. There is a wealth of local events and activities to add to the diary and which cater to all tastes. The vibrant market town of Bridport lies approximately eight miles away and has a larger range of shops and services, including a library, art centre, cinema, a number of supermarkets, bi-weekly markets and regular farmers' and vintage markets. The beautiful Jurassic coastline is also approximately just over seven miles away at the quaint harbour of West Bay with its assortment of pubs and restaurants and the breath-taking coastal path. The historic and well regarded Lyme Regis is nearby and the whole coastline provides a variety of excellent beaches for angling enthusiasts, a spot of rock pooling, a fossil hunt or just a swim. The larger centres of Crewkerne and Dorchester are



A character 4 bedroom farmhouse set in a rural 2 acre plot with lovely gardens, tennis court and 1 bedroom separate cottage.





within commuting distances with mainline rail services to London and the West Country and the whole area is well supported by good road links and bus services.

DESCRIPTION

This delightful farmhouse, which is not listed, is reached via a no through road and faces South, overlooking its gardens with farmland beyond. The accommodation is well arranged with all ground floor rooms facing South, and provides for good family living and entertaining.

From the entrance hall, which has a cloak room, doors open to both reception rooms, each with a fireplace and the kitchen. The kitchen is well fitted and includes a 2 oven oil fired Rayburn, electric oven and 4 ring hob. The conservatory is off the kitchen. On the first floor are the 4 bedrooms and 2 bathrooms and a loft ladder gives access to extensive attics.

OUTSIDE

Behind the house is the detached 1 bedroom cottage and a range of outbuildings, including 2 stables, garaging and offices with WC.

There is a hard tennis court and a small lake that feeds into the river. Please note there is a public footpath through the property that comes down the drive and runs between the house and the tennis court.

DIRECTIONS

From the square in Beaminster, drive into Fleet Street and continue past the school, taking the right hand fork in the road into Bowgrove Road. Continue up the incline for about 200 yards and take the first turning on the right.

Take the next right at the T junction to Whatley Farm.

LOCAL AUTHORITY

West Dorset District Council
dorsetforyou.gov.uk

SERVICES

Mains water and electricity. Private drainage. Solar panels. Oil heating in the house. Electric heating in the cottage.

VIEWINGS

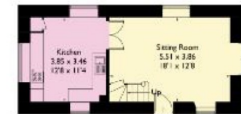
Strictly by appointment only through Bridport Stags. Call 01308 428000.



These particulars are a guide only and should not be relied upon for any purpose.

Whatley Farm, Beaminster, DT8 3SB

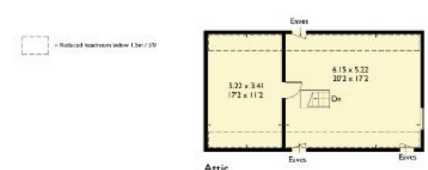
Approximate Gross Internal Area
 276.7 sq m / 2978 sq ft
 Attic = 50.4 sq m / 542 sq ft
 Cottage = 66.2 sq m / 712 sq ft
 Total = 393.3 sq m / 4232 sq ft



Cottage - Ground Floor



Cottage - First Floor



Attic



Ground Floor



First Floor

FLOOR PLAN 2017 0703 0906000 DWF 104760



Stags

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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs 91-100 A			
81-90 B			
69-80 C			
55-68 D			
49-54 E			
39-48 F			
21-38 G			
Not energy efficient - higher running costs			
		38	84
England & Wales		EU Directive 2002/91/EC	