



## 28 PROUT BRIDGE

Beaminster, DT8 3AY

Price Guide £285,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled within a private courtyard, this unique and charming barn conversion was originally stables dating back to the early 1800's. The property offers light and airy accommodation over two floors. The property benefits from parking for one car, two double bedrooms, an open-plan kitchen living area and comes to the market with no onward chain.

## Situation

The local area\*

6.0 x miles – Crewkerne (Railway line to Waterloo)

6.2 x miles – Bridport

7.6 x miles - Jurassic Coast

\*Distances are approximate & sourced from Google Maps

## The local area

Beaminster is situated in a renowned area of Outstanding Natural Beauty and benefits from a range of amenities including schools, medical services, grocer, butcher, baker, pharmacy, mini supermarket, independent boutiques, pubs and restaurants. Prout Bridge is a highly sought after location, just a stone's throw away from Beaminster's main square.

## Local Authority

Dorset Council Tax Band: A

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

With a handy storage cupboard for boots and coats, which also houses the gas-fired combination boiler. Door to bathroom.

## Living Room

15'9" × 12'8" (4.80 × 3.86)

This light and airy reception room benefits from an open-plan design integrating the kitchen and creating a wonderful sense of space. The living area benefits from period features including an unusual curved wall and white painted ceiling beams. This room also benefits from a gas wood-burning stove along with windows to the front and rear aspect. Stairs rise to first floor.

## Kitchen/Diner

12'8" × 7'6" (min) (3.86m × 2.29m (min))

Modern fitted kitchen with a range of wall and base units providing excellent storage, integrated dishwasher, various white goods including washing machine and tumble dryer (to be included in the sale), ceramic hob with oven and extractor over and stainless steel sink and drainer. With window to rear and door to the side passageway, which the current owner has utilised as a lovely outdoor seating area with table and chairs.

## Bathroom

Modern, white suite comprising: panelled bath with shower over, low-level WC, vanity unit with wash hand basin. Tiled flooring with electric under-floor heating, window to the side.

## Staircase & Landing

White-painted wooden staircase. Doors to both bedrooms.

## Bedroom One

13'7" × 12'10" (4.14 × 3.91)

A generously sized double bedroom benefiting from high ceilings, maximising on the light in this room. This bedroom benefits from triple aspect windows, including a velux roof light, and a useful storage cupboard.

## Bedroom Two

10'10" × 10'5" max (3.30 × 3.18 max)

Another comfortable double bedroom with window to the front aspect and 'Velux' roof light. large over-stair storage cupboard and characterful curved wall.

## Front Garden

At the front of the property there is an area of garden which is currently home to a variety of mature shrubs, climbing roses and lily pond. The area is a fantastic sun trap and offers a good degree of privacy.

## Rear Passageway

Accessed via the kitchen door there is a small area of passageway which our client has used happily as a private seating area throughout their ownership. The cottage, along with a neighbouring property, has a right of access over this area and, we have been advised, it does not belong to any one house nor been used during the current ownership.

## Parking

At the front of the property there is a private parking space, for one car, and a timber storage shed.

## Access

The property is situated in a small courtyard along with three other period properties and can be found through a private archway over a small bridge; at the junction of Whitcombe Road and the A3066 Prout Hill/Bridport Road. Ideally situated in a private location and yet only approx. 200 meters from The Square

## Material Information

Additional information

Mains electric, gas, water and drainage.

Water meter.

For more information regarding broadband and mobile signal or coverage in the area, please see below.

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

[beaminstor@mayfairproperties.net](mailto:beaminstor@mayfairproperties.net)

**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

