



## THE OLD BARN, 63B EAST STREET

Beaminster, DT8 3DT

Price Guide £249,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

A charming detached barn conversion located within walking distance of the excellent amenities in Beaminster town center. The Old Barn has stone, brick and timber elevations under a tiled roof and was converted to a dwelling in 2011. There is attractive accommodation with 2 bedrooms, bathroom and open plan sitting/dining/kitchen on the ground floor. The property has a parking area for 2 vehicles and an enclosed courtyard garden.

## Situation

The local area\*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 x miles – Jurassic Coast

\*All distances are approximate and sourced from Google Maps

## The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport, Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

## Local Authority

Dorset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	
EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Living/Dining Room

A light and spacious room with exposed beam, radiator and double doors to enclosed courtyard garden. Understairs storage cupboard.

## Kitchen area

Range of floor and wall mounted cupboards, sink unit, splashbacks, laminate worktops and radiator. White goods including washing machine, dishwasher, fridge/freezer and water softener below sink, all to remain in the property. Sash window to front aspect.

## Landing

## Bedroom 1

Velux rooflight, radiator and built-in wardrobe with hanging rail.

## Bedroom 2

Radiator and velux rooflight.

## Bathroom

Suite comprising shower cubicle, low level w/c, radiator and velux rooflight.

## Garden and Grounds

The Old Barn owns the tarmac access road with maintenance shared between 3 properties.

Parking space for 2 vehicles.

Paved and gravelled courtyard garden which is enclosed, with pedestrian access via a wooden gate, from the parking area.

## Material Information

Mains electric, gas, water and drainage

Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

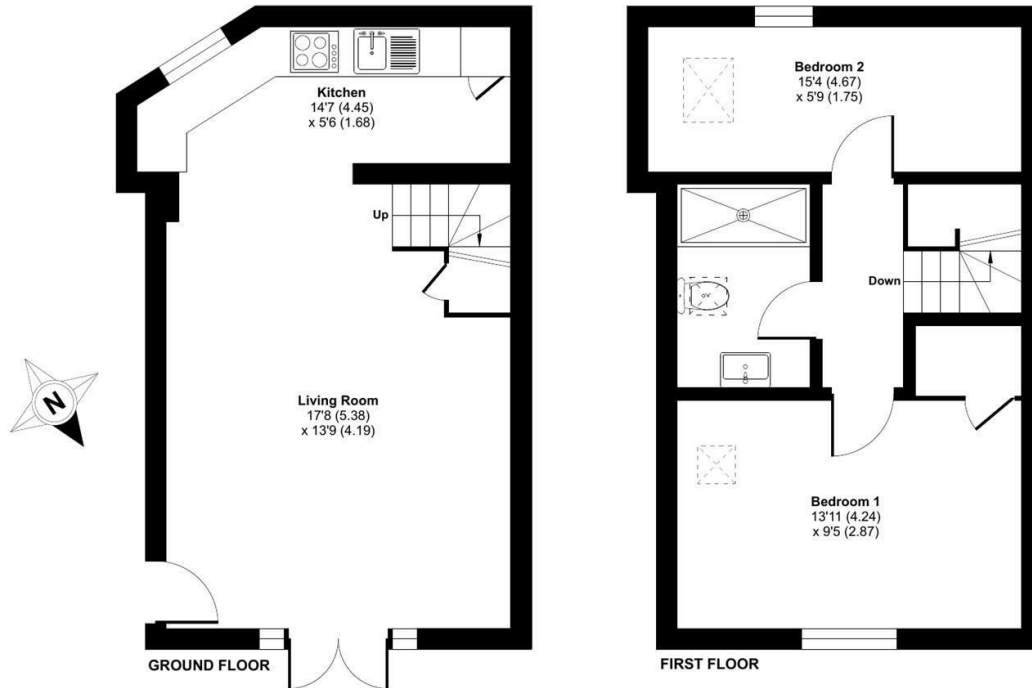
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

## East Street, Beaminster, DT8

Approximate Area = 674 sq ft / 62.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1079587



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

**01308 862606**

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### 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)

