



## STOKE WATER HOUSE

Beaminster, DT8 3LW

Price £199,950

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Stoke Water House is a converted historic workhouse in a beautiful rural setting just outside of Beaminster. Approached over a bridge via a sweeping drive, set in gorgeous landscaped grounds with mature trees and borders. This first floor apartment is wonderfully bright with exceptional views over the communal grounds and countryside beyond. The accommodation briefly comprises two double bedrooms, sitting room with access to a private balcony, kitchen and bathroom. The apartment benefits from a single garage and additional parking for residents/visitors.

## Situation

The local area\*  
 1.2 x miles - Beaminster  
 7.4 x miles - Bridport  
 7.9 x miles - Crewkerne

\*All distances are approximate and sourced from Google Maps.

## The local area

The neighbouring town of 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.

## Local Authority

Dorset Council Council Tax Band: B  
 Tenure: Leasehold  
 EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hallway

Entrance hallway serving just two additional apartments with stairs rising to the first and second floor.

## Inner Hallway

A light and bright hallway with doors off to all rooms. Radiator and fuse box.

## Kitchen

Fitted kitchen with a range of wall and base units with laminate worktop over and white tiled splashbacks. Electric cooker, stainless steel one and a half bowl sink with drainer, space for undercounter fridge and freezer and space/plumbing for washing machine. Airing cupboard housing boiler with storage below. Towel radiator and window to side aspect.

## Sitting Room

A light, triple-aspect room with views over the communal gardens and countryside beyond. Radiator. Glazed door to private roof terrace.

## Roof Terrace Balcony

Accessed directly from the sitting room, a wonderfully private outside space to enjoy al fresco dining or simply take in the countryside views from the surrounding area.

## Bedroom 1

A generous double bedroom, with triple aspect windows offering beautiful views. Built-in wardrobe with hanging rail, radiator.

## Bedroom 2

A comfortable double bedroom offers a fitted wardrobe with hanging rail, radiator and window to side aspect.

## Bathroom

White suite comprising fitted bath with electric shower over, WC, wash hand basin and towel rail. Obscure glazed window.

## Gardens & Grounds

Stoke Water House is a wonderful location boasting extensive grounds, all of which are for communal use. The grounds include both formal and informal gardens, vegetable patches (available by arrangement), wildlife area with pond, picnic area with benches, clothes drying terrace, a shared bike shed and large barn/storage shed.

## Garage & Parking

Single garage with up-and-over door. Additional off-street parking is readily available for residents and visitors.

## Lease & Service Charge

This property is leasehold with a remaining lease of 976 years. There is an annual service charge, currently charged at £2988.00 per annum.

## Material Information

Additional information:

Mains electric, water (meter) and LPG gas.

LPG fired boiler.

Sewerage treatment plant.

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)

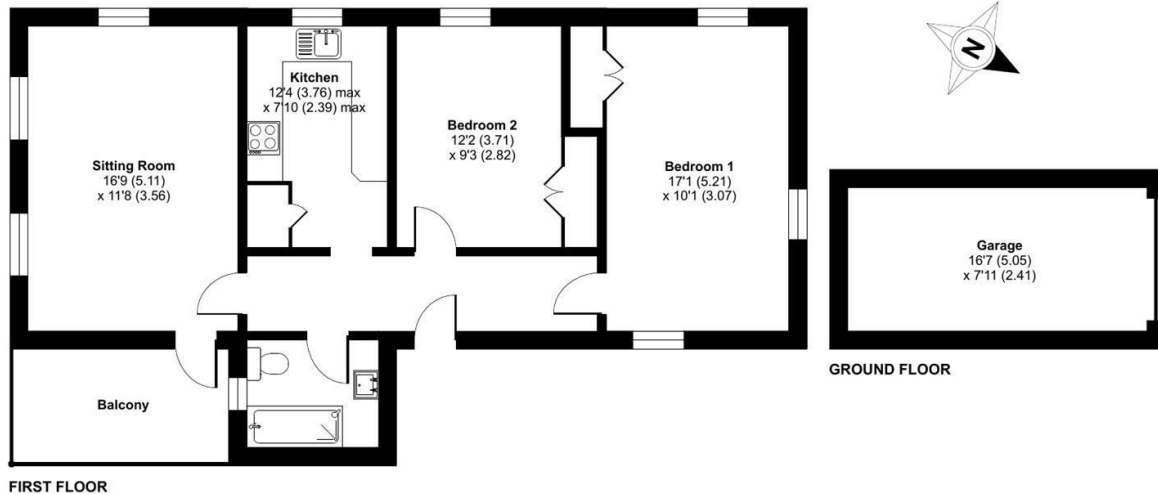
## Stoke Water House, Beaminster, DT8

Approximate Area = 767 sq ft / 71.2 sq m

Garage = 133 sq ft / 12.4 sq m

Total = 900 sq ft / 83.6 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: 1071595



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)

