



FLAT 13 STOKE WATER HOUSE

Beaminster, DT8 3LW

Price Guide £200,000

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 second floor apartment is wonderfully bright with exceptional views over the communal grounds and countryside beyond. The accommodation briefly comprises two double bedrooms, sitting room, 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

Council Tax Band: B
 Tenure: Leasehold
 EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Hall

Radiator and vinyl flooring.

Living/Dining room

Dual aspect, superb views, radiator.

Kitchen

An attractive contemporary kitchen with good range of cupboards and drawers, double bowl sink unit with mixer tap, fitted oven and hob, splashbacks, worktops and plumbing for washing machine.

Bedroom 1

Dual aspect, radiator, views, double wardrobe and door to exit.

Bedroom 2

Radiator, views and double wardrobe.

Shower room

Vinyl flooring, walk in shower, tiled splashbacks

Outside

Garden and 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 and parking

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

Lease and 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 not previously mentioned

- Mains electric and water.
 - LPG heating.
 - Sewage treatment plant
- 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

checker.ofcom.org.uk/en-gb/broadband-coverage

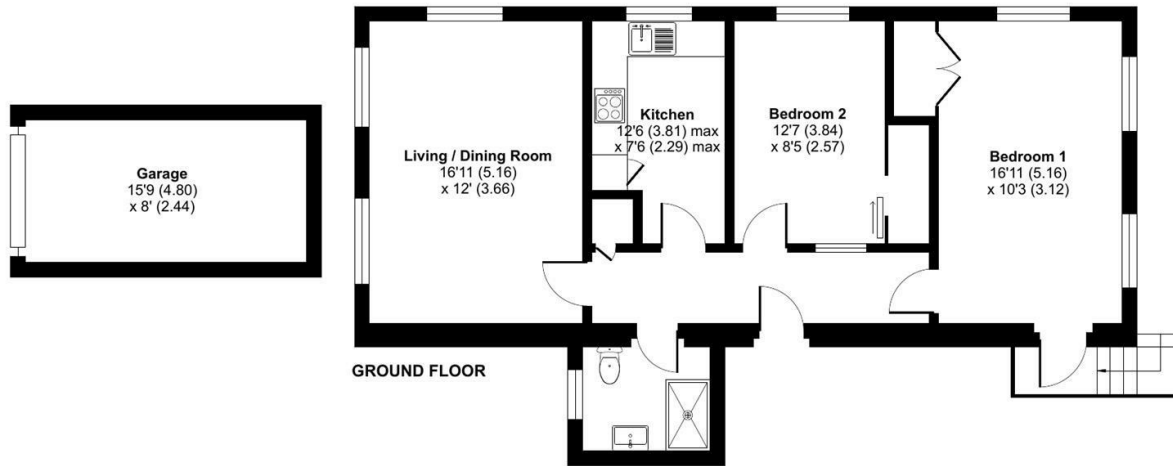
Flood Information:

flood-map-for-planning.service.gov.uk/location



Stoke Water House, Beaminster, DT8

Approximate Area = 773 sq ft / 71.8 sq m
Garage = 127 sq ft / 11.7 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: 1120908



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

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beaminster@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)

