



15 WHITCOMBE ROAD

Beaminster, DT8 3NE

Price Guide £495,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

15 Whitcombe Road is a characterful detached cottage which offers a delightful blend of space, comfort, and convenience. Boasting four bedrooms and four bathrooms, this property is perfect for those seeking a spacious abode. On the ground floor you are greeted by three generously sized reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones, as well as a ground floor bedroom. The first floor offers three spacious double bedrooms each with their own en-suite shower/bath room. The property boasts beautiful characterful features including original oak beams. Outside, the house is complemented by two patio seating areas, ideal for enjoying a morning coffee or hosting al fresco dinners. Additionally, the property comes with a quarter of an acre of extra land, offering endless possibilities for gardening or outdoor activities. Parking will never be an issue with a driveway that accommodates up to four cars. Furthermore, the convenience of a short walk to the town centre means that amenities, shops, and restaurants are all within easy reach.

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.

Local Authority

West Dorset Council Tax Band: B

Tenure: Freehold

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	59
(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 Hall

Front door leads on to porch, door leads off porch to entrance hall. Steps rise to the first floor, door leads to cupboard space, door leads to dining room, underfloor heating.

Dining Room

A well presented room with two triple glazed windows to the side, this room is able to accommodate a large dining room table, integral window to sitting room, large void to sitting room filled by a two way wood burner, underfloor heating. Door to kitchen and door to inner hall.

Kitchen

Kitchen units, fridge freezer, water softener, electric cooker, dishwasher, wall mounted cupboards, space for dining room table, underfloor heating, triple glazed window to the side and front.

Inner Hall

Large cupboard, door to utility, door to ground floor bedroom four, door to sitting room, velux ceiling window, underfloor heating.

Utility

Space and plumbing for washing machine and tumble dryer, pumping system for underfloor heating, cupboards and wall mounted cupboards, sink, velux window.

Ground Floor Wet Room

WC, sink, bidet, shower, velux window.

Ground Floor Bedroom Four / Second Sitting Room

A large multi use space, able to accommodate double bed, underfloor heating, triple glazed window to the side and two velux ceiling windows.

Sitting Room

A large spacious room with original beams, void to dining room with two way wood burner, door to the rear, underfloor heating and three triple glazed windows to the side.

First Floor Landing

Steps rise to first floor landing, airing cupboard, underfloor heating, three triple glazed windows to the side, doors lead off to first floor rooms.

Bedroom Three

A double bedroom with two triple glazed windows to the front overlooking countryside views, underfloor heating, door to en-suite shower room.

En-suite Shower Room

Sink, WC, shower cubicle, triple glazed window to the side.

Bedroom Two

A large double bedroom with triple glazed window to the rear overlooking countryside views, built in wardrobe, underfloor heating, steps descend to en-suite shower room.

En-suite Shower Room

Sink, bidet, WC, shower cubicle, towel rail.

Master Bedroom

A large bedroom with a wealth of character boasting original oak beams, this spacious room has a light dual aspect with triple glazed windows to the rear and side, underfloor heating, internal window to en-suite, door leads to en-suite bathroom.

En-suite Bathroom

Panelled bath with shower over, bidet, WC and sink.

Parking

This property has off road parking for up to four cars.

Workshop (Former Garage)

A useful room with light and power connected.

PROPERTY DESCRIPTION

Garden

A wrought iron gate opens on to enclosed patio area leading up to front door, this patio is a stunning suntrap. Steps rise off the driveway to decked terrace seating area another suntrap perfect for alfresco dining, decked area leads on to vegetable patch full of a variety of mature trees, behind the vegetable patch is a field of which you own approx a quarter of an acre strip.

Material Information_

Additional information not previously mentioned

- Mains water
- Heating - Ground source heat pump, underfloor, electric
- Mains drainage
- No flooding in the last 5 years

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

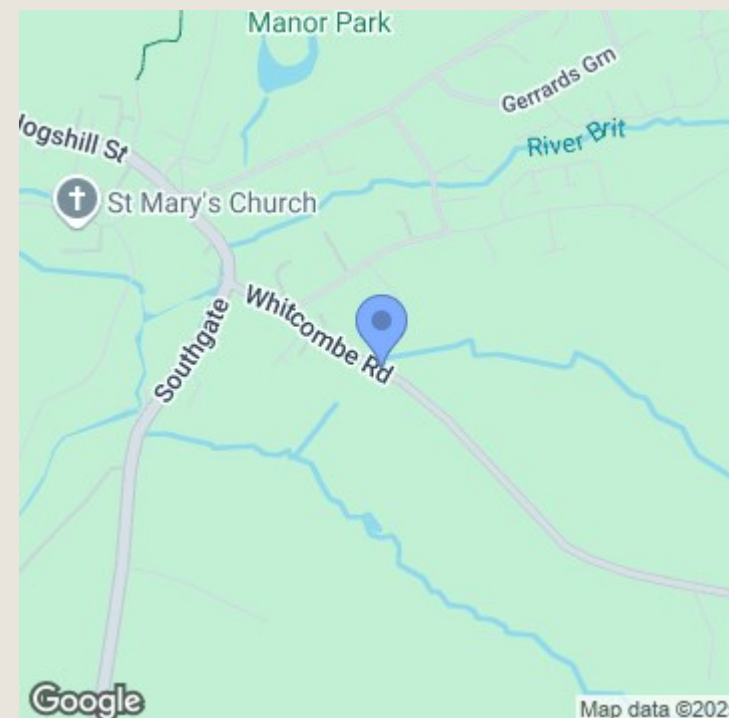








Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Mayfair Town & Country. REF: 1194836



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

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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:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

