



HILLSIDE

Beaminster, DT8 3PT

Price Guide £850,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

An excellent opportunity to purchase a property with some outstanding equestrian credentials. In addition to a useful steel framed barn there is an American barn style stable setup complete with 5 large loose boxes, a menage and paddocks all surrounded by the rolling Dorset countryside. Add to that a stylish chalet bungalow with great views and attractive accommodation and you have the complete Equestrian property.

Situation

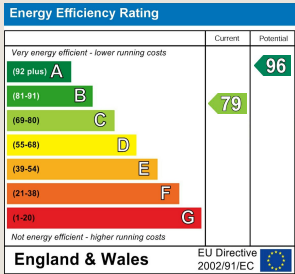
Beaminster 1.5 miles
Broadwindsor 1.5 miles
Bridport 7.9 miles
Crewkerne 7.4 miles
All mileages approximaste

The local area

Situated a short distance from Beaminster which is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

Local Authority

Dorset Council Tax Band: F
Tenure: Freehold
EPC Rating: C



PROPERTY DESCRIPTION

Entrance Hall

Oak flooring, radiator and storage cupboard.

Kitchen/Dining Room/Lounge

A splendid room which is the hub of the house around which family life will revolve. A great space for entertaining friends and family or relaxing after a walk in the surrounding countryside. Oak flooring throughout.

Kitchen area with good range of cupboards and drawers, larder, work surfaces, deep sink with mixer tap, rural views and island unit with cupboards and drawers.

Lounge/Dining area with wood burner, radiator and doors to front garden.

Sitting Room/Home Office

Radiator and doors to rear garden.

Bedroom 3

Radiator, extensive wardrobes to one wall.

Utility Room

Single drainer stainless steel sink unit, tiled floor, plumbing for washing machine and dishwasher, work surface and door to rear garden.

Cloakroom

Suite comprising low level w/c, radiator and handbasin.

First Floor

Landing

Radiator and roof light.

Bedroom 1

Radiator, 2 roof lights and rural views.

Bedroom 2

Radiator, roof light, under eaves storage and views.

Family Bathroom

Suite comprising double tiled shower, panelled bath, hand basin with cupboard, low level w/c and views.

Outside

Concrete drive and parking area for multiple vehicles.

Outbuildings

Impressive American barn style stabling set up with 5 stables. Adjacent yard area with water tap.

Large storage barn.

Store with tack room and feed store.

Useful store.

Gardens

Attractive front garden with terrace and well stocked flower/shrub borders.

The rear gardens have extensive decking and a small kitchen garden with raised beds.

Grounds

The land which amounts in total to approximately 7.5 acres is located to the rear of the house, is surrounded by open farmland on 3 sides and mainly bonded by hedging. It is currently divided into 3 paddocks. Menage requiring maintenance.

Material Information_

Additional information not previously mentioned

- Mains electric.
 - Private water and shared drainage.
 - Electricity provided by photovoltaics on the roof.
 - Shared sewage system
- Oil fired central heating system.
- 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

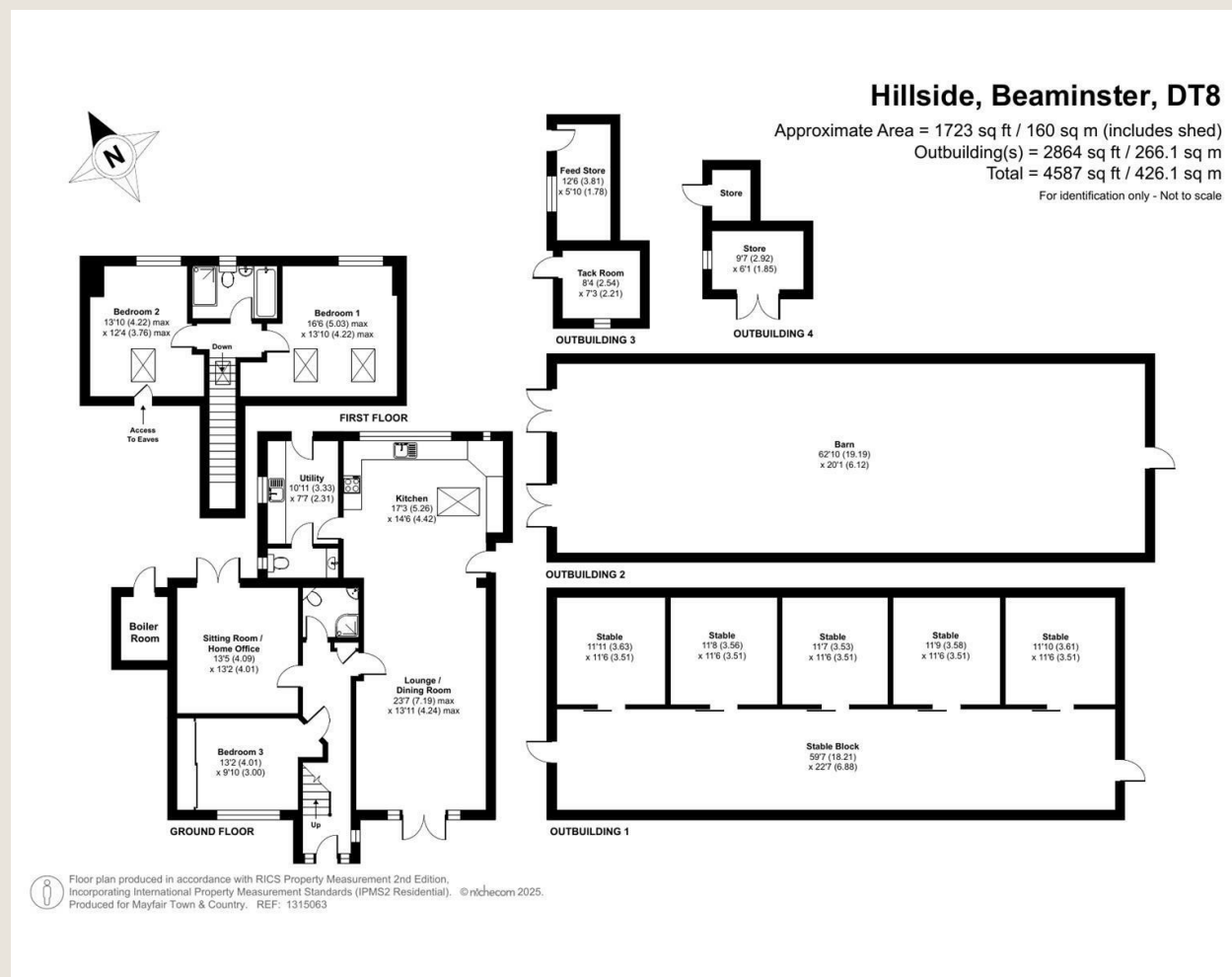
Ofcom checkers below:

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



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

01308 862606

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)

