



2 BARNES LANE

Beaminster, DT8 3LS

Price Guide £490,000

MAYFAIR  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Welcome to this charming detached dormer bungalow located near the centre of Beaminster! This modern property boasts a superb open plan reception space, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a growing family or visiting guests. The property features a garage, ideal for storing your vehicle or for use as additional storage space. Parking is available for one vehicle, ensuring convenience for you and your family. This dormer detached bungalow offers a comfortable and cosy living space, with the convenience of being close to the heart of Beaminster. Whether you're looking to enjoy the tranquillity of the countryside or explore the local amenities, this property provides the perfect balance of urban charm and modern living.

## Situation

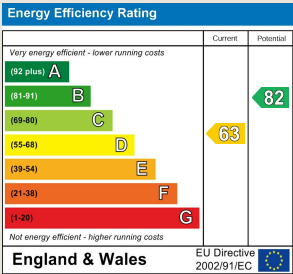
The local area\*  
6.0 miles – Bridport  
6.2 miles – Crewkerne  
7.4 miles – Jurassic Coast  
All distances are approximate and sourced from Google Maps.

## 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, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester.

## Local Authority

West Dorset Council Tax Band: E  
Tenure: Freehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Entrance Hall

Stairs rise to first floor. Doors off to sitting room, kitchen/dining Room, downstairs bathroom, bedroom 2.

## Sitting Room

A nice light room with a large picture window to front aspect looking over the countryside beyond. The feature fireplace makes a homely focal point. Opening to Kitchen / Dining Room.

## Kitchen/Dining Room

As you enter the room the Kitchen is to your right with a range of fitted base and wall units. Window to side aspect. This is open plan with a generous dining area to your left. There is an opening to the sitting room and also a door and a window to the conservatory. Window to rear aspect looking over the Garden.

## Conservatory

A extra reception area with doors to front and rear gardens.

## Downstairs Bathroom

Shower cubicle, wash hand basin & close coupled WC. Window to side aspect.

## Bedroom 3

A light double bedroom. As this is directly by the downstairs bathroom it could be used as a Master Suite. Window to front aspect. Fully fitted wardrobes.

## First Floor

## Landing

## Bedroom 1

A good sized double bedroom with lovely views to the countryside. Eaves storage cupboards with lighting and fully fitted wardrobes. Dormer window to front aspect.

## Bedroom 2

A double bedroom with plenty of light. Eaves storage cupboards with lighting. Dormer window to front aspect.

## Bathroom

Suite comprising shower, wash hand basin and close coupled WC. Velux window to front aspect.

## Outside

The property is elevated and set well back from Barnes Lane, which is a cul de sac. The front garden has a pretty mix of lawn and plant borders. There is a shared driveway sweeping up to the garage. This driveway is also access for two other houses. The rear garden has lawns, borders and a natural stone patio outside the conservatory. Garden shed with power.

## Attached Garage

Shared driveway leading to single garage with up and over door. Power and light .Parking area for 2 cars.

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating.
- Mains 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](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

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

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

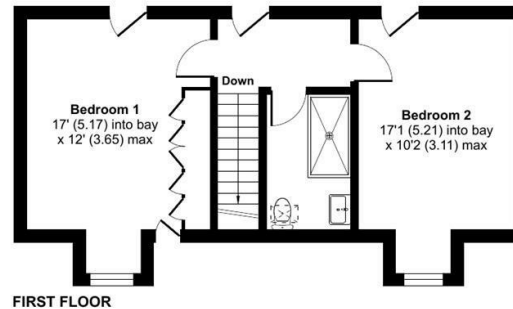
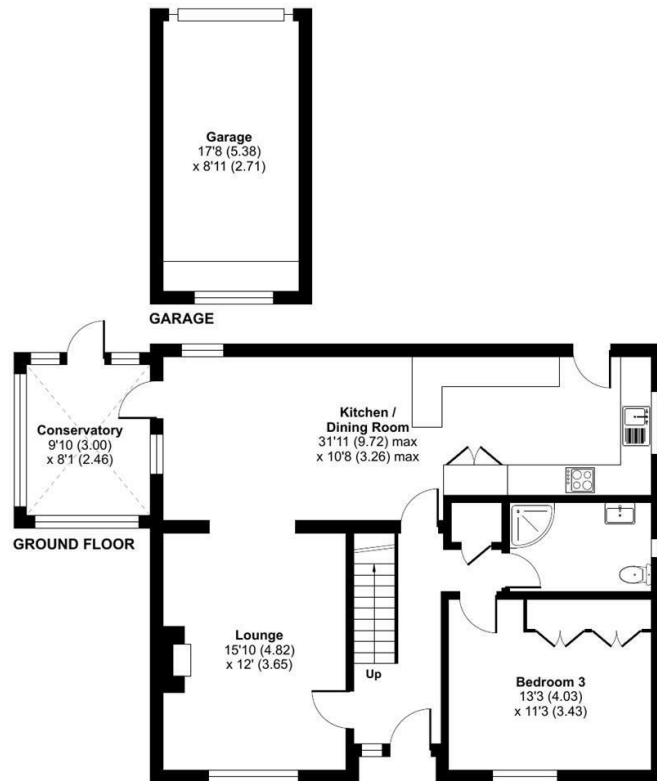
## Barnes Lane, Beaminster, DT8

Approximate Area = 1397 sq ft / 129.7 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1554 sq ft / 144.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Mayfair Town & Country. REF: 1219207



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)

