



6, Half Acre Lane, Beaminster, Dorset

A spacious four-bedroom terrace family home with parking and garden located in quiet cul-de-sac.

Guide Price
£325,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

6, Half Acre Lane, Beaminster, Dorset, DT8 3DJ

- Super Family home
- Spacious accommodation
- Modern kitchen and bathroom
- Generous enclosed garden
- Driveway parking for 2 cars
 - Close to facilities

Viewing strictly by appointment through
Symonds & Sampson Beaminster Sales Office
on 01308 863100





A spacious four-bedroom home located in the quiet cul-de-sac of Half Acre Lane. The property has been up-dated in more recent years by the modernisation of the kitchen and bathroom. The kitchen offers a great size space with an impressive island in the middle. There is a spacious sitting room with wood burning stove and conservatory on the rear looking over the extensive gardens. There are three double bedrooms and one single bedroom upstairs. The modern bathroom offers a high level of versatility from its walk-in shower and separate bath. On the front is parking for two cars. The property is refined with gas central heating and uPVC double glazing. Early viewing is strongly advised.

Accommodation

Leading into the property is a practical lobby space giving access into the hallway. Off the hallway are doorways to all principal rooms and stairs leading upwards.

There is a cloak room with a wash hand basin, WC and radiator.

The kitchen is positioned on the rear aspect and has a range of white fitted base and wall units with a straight edge solid granite worktop over. The kitchen has been refined further by the addition of a large wooden island and Karndean flooring. There is a range cooker which could be included upon negotiation. The kitchen also benefits from an eye level integrated microwave, dishwasher, and space under

counter for a washing machine.

Off the kitchen is the sizeable sitting room with hard flooring, wood burning stove and French doors leading into the conservatory. There is space for a table and chairs to seat four. The conservatory is a good size room on the rear aspect with tiled flooring and sliding doors leading into the garden.

Upstairs are three double bedrooms and one single bedroom.

The bathroom has been recently modernised and comprises of a suite fitted in white with a wash hand basin and WC, in a built-in vanity unit, walk in shower with thermostatic shower, bath and heated towel rail. Karnean flooring.

Outside

On the front aspect is a driveway providing parking for two cars.

On the rear aspect is a beautifully presented landscaped garden comprising of a ground level fishpond, two storage sheds, sun terrace and a centre lawn.

Off the rear kitchen door is access to a shared passageway leading to the front and rear of the property. Off this passage way is a separate utility space/storeroom. The utility room has power and lighting.

Location

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Natural landscape. 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, and there are two schools, (primary and secondary). There is also an annual music and arts festival. 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 mainline railway service to London (Waterloo).

Services

All mains services are connected.
Gas-fired central heating.

Broadband - Ultrafast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.
(information from <https://checker.ofcom.org.uk>)

Local Authority
Dorset Council - 01305 251010
Council Tax Band C.

Property information

We understand that the property is situated within flood risk zones 1 and 2. Details of which can be found on <https://www.gov.uk/check-long-term-flood>

We are not aware of any planning applications that will affect the property. Details of which can be found on <https://planning.dorsetcouncil.gov.uk>

There is a joint right of access with the neighbour to access the rear garden.

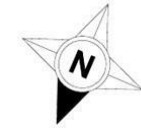
Directions

From Beaminster Square proceed west on the A3066 to the mini roundabout, bear left signposted Broadwindsor and continue passing the shop on your left. Turn next left signposted Stoke Abbott and then first right into Half Acre Lane. This property will be found on the right-hand side.

Half Acre Lane, Beaminster

Approximate Area = 1320 sq ft / 122.6 sq m
Outbuilding = 38 sq ft / 3.5 sq m
Total = 1358 sq ft / 126.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1040764



JL/3537/07.2.24

01308 863100
Symonds & Sampson LLP
Symonds & Sampson 36 Hogshill Street, Beaminster, Dorset, DT8 3AA
beaminster@symondsandsampson.co.uk
www.symondsandsampson.co.uk

Symonds & Sampson
ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

