



**Whitestop House, Picket Lane, South Perrott, Beaminster,
Dorset**

Guide Price
£699,950
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A spacious four-bedroom family home located in the peaceful village of South Perrott.

**Whitestop House, Picket Lane,
South Perrott, Beaminster,
Dorset, DT8 3HU**

- Four reception rooms
- Large Kitchen/Diner
- Four double bedrooms
 - Three bathrooms
 - Parking for 3 cars
- Electric car charging point
 - Village location

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This enchanting four-bedroom residence boasts a wealth of features, including four spacious double bedrooms, four inviting reception rooms, and three well-appointed bathrooms. Whilst notionally semi-detached this enchanting period property has the feeling of a detached property. Skilfully renovated by its current owners, the property showcases a captivating, contemporary kitchen/dining area that seamlessly connects to a versatile playroom/cinema room. The property exudes character with its tall ceilings in both the reception rooms and bedrooms, providing a genuine feeling of spaciousness. Upstairs, four double bedrooms await, accompanied by three bathrooms, with the main bedroom and second bedroom each offering en-suite facilities. Outside, a cosy garden with a storage shed complements the property, along with parking space for three cars and an electric car charging point. The home is equipped with oil central heating and double glazing throughout. Early viewing is highly recommended to appreciate the charm and features of this exceptional property.



Accommodation

The property is laid out as follows:

Leading inside is a wooden door bringing you into the hallway with stairs leading upwards and doorways to all principal rooms.

The two reception rooms on the front aspect both comprise of wooden flooring and dual aspect windows. The sitting room comes with a timeless open fire.

On the rear is the sizeable modern kitchen/diner fitted with a variety of base units and a wooden worktop over. There is a freestanding range cooker (available by separate negotiation) with spaces for a large fridge freezer and dishwasher. There is space for a table and chairs to seat six with an opening into the playroom/cinema room.

On the side aspect is a further reception room with vaulted ceiling, French doors into the garden and a further door into the utility room. The utility room has a wash hand basin with plumbing and power a washing machine.

Upstairs you will find four bedrooms, the main bedroom and second bedroom come with their own en-suite bathrooms. There is also a family bathroom comprising of a modern suite fitted in white with a walk in shower, WC, wash hand basin, claw foot roll top bath and heated towel rail.

Outside

A driveway with space to park three cars and an electric car charging point, from here steps up to a path leading to the front door. The front garden is laid to lawn.

On the side aspect is the further garden area with laid lawn, a large sun terrace and storage shed.

Situation

South Perrott is a pretty village on the Somerset/Dorset border comprising character cottages, large period houses and a small number of modern properties which have been designed to blend in with the village scene. Facilities include church, village hall and the Parrett Hotel with day-to-day amenities including a post office/store and primary school at Mosterton, which lies approximately two miles

to the south-west. A comprehensive range of shops including Waitrose can be found at Crewkerne which is approx. 3½ miles or Beaminster approx. 5½ miles to the south. The main line railway station (Exeter – Waterloo) is at Crewkerne and the Jurassic coast at Burton Bradstock is approximately 13 miles and the County town of Dorchester 18 miles.

Services

Mains water, electricity and drainage are connected.

Solar panels - Phono Solar - feed-in tariff for 25 years approx £1600 per year.

Oil-fired central heating.

Broadband - Standard and superfast are generally available in the area. Superfast broadband is currently connected to the property.

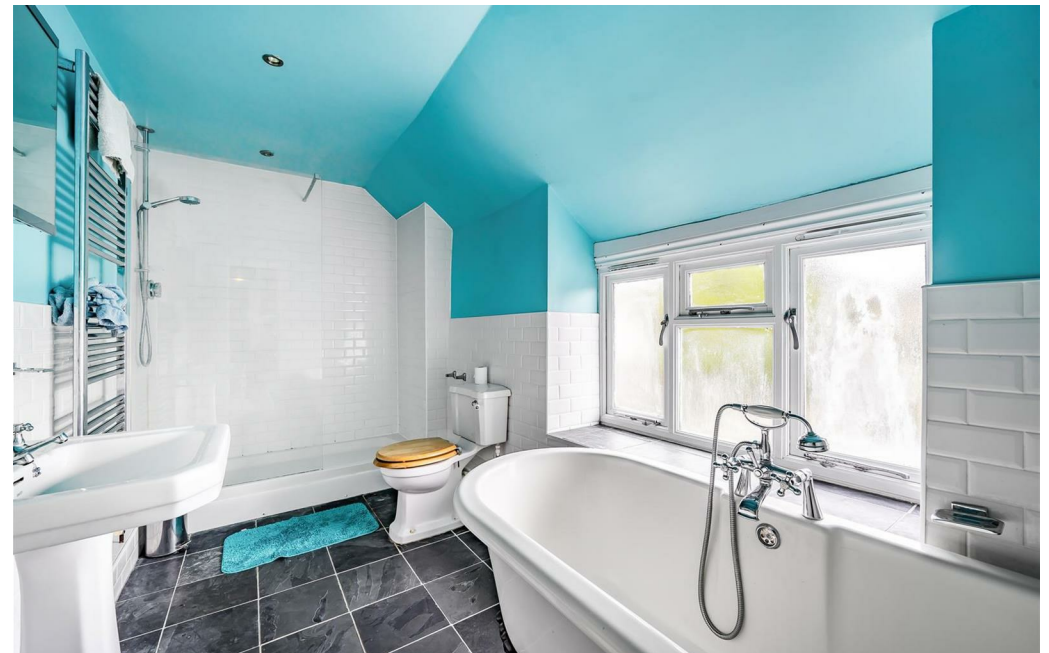
Mobile phone coverage -

O2 - you are likely to have good coverage for voice but not data indoors.

EE/3/Vodafone - you should not expect to receive a signal indoors.

Outdoor

O2/EE/3/Vodafone - voice/data/enhanced data - you are likely to have





good
coverage outdoors.

Information from <https://www.ofcom.org.uk>

Local Authority
Dorset Council - <https://www.dorsetcouncil.gov.uk/>
Council Tax Band G

Property Information

Whilst the property is identified in a high risk area for surface water. The Government's flood risk assesment <https://www.gov.uk/check-long-term-flood-risk> gives the flood risk of an area, not a specific property. The owners report there have been no issues with flooding during their or previous ownerships.

There are no planning permissions nearby which we have been made aware of that would affect the property.

Details can be found via <https://planning.dorsetcouncil.gov.uk>

Directions

From Beaminster proceed north on the A3066 passing through the village of Mosterton. At the crossroads turn right signposted (A356) South Perrott and Dorchester and continue into the village of South Perrott. Just past the Parratt Hotel turn right into Picket Lane and this property will be found on your left-hand side.



South Perrott, Beaminster

Approximate Area = 2879 sq ft / 267.5 sq m
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	59	
(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 2024. Produced for Symonds & Sampson. REF: 1087379



ME/3576/20.2.24

01308 863100
Symonds & Sampson 36 Hogshill Street
Beaminster
Dorset
DT8 3AA
beaminster@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.

