



**Highridge House, 5 Pine Close, Corscombe, Dorchester,
Dorset**

Guide Price
£599,950
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A modern 3 bedroom character hamstone property situated in a village location with country views.

**Highridge House, 5 Pine Close,
Corscombe, Dorchester,
Dorset, DT2 0PF**

- Excellent order
- Character features throughout
 - Large garden
- Adjoining fields behind
 - Country views
- Garage and parking

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





This stunning hamstone house resides on a select development of properties built by a local builder whose aim was to create individual homes featuring beautiful character features throughout. Highridge House is in immaculate condition with spacious accommodation spread over two floors. It includes a kitchen/diner with a beautiful hamstone tiled floor, pillars and country views to the rear. The sitting room is dual aspect with French doors out to the garden. This room features a very impressive grand stone fireplace as well as a beamed ceiling and internal mullion window. Upstairs there is a great master with en-suite and dressing room which is presently used as a hidden away study, as well as two other double bedrooms. Situated on a corner plot with generous gravelled parking to the front leading up to the garage. To the rear is an enclosed garden, beyond which is an ancient lane that leads through to Halstock and then fields adjoining. A large terrace opens out to a central lawn with expansive country views beyond of the rolling Dorset hills. Oil-fired central heating and double glazing throughout. This property is beautiful and we recommend early viewings.



Accommodation

The property is laid out as follows

Front door opening into an enclosed porch with an entrance door into the main property. Character features abound with four hamstone steps at the base of the main staircase, a wrought iron feature acting as the separation from the dining room, beams across the ceilings and grand stone pillars between the kitchen and dining area.

The dining area is spacious with space for a table and chairs to seat six to eight. On the far side of this room is another character feature called a "shy". This stone doorway opens into a vestibule used as a cloakroom which then leads on to a downstairs W.C.

The kitchen is a good size having a comprehensive range of wall and floor units, including a pull out larder cupboard, finished with oak doors and topped with a solid wood worktop. Appliances include a stainless steel five ring Calor gas cooker and electric oven with an extraction fan over and a

microwave. Space for a dishwasher. This room has a beautiful hamstone tiled floor which runs into the adjoining utility room. Here you will find a range of kitchen units with additional sink and space for a washing machine and tumble dryer. A glazed door opens into the garden with another into the garage.

The main reception room is a stunning dual aspect room with a high beamed ceiling. Filled with light, it has a central feature fireplace. This impressive stone structure is cut from hamstone with a large wood burner set within a solid wood mantle piece over. French doors at the far end open out onto a large rear terrace with country views beyond.

Moving upstairs there are three good size double bedrooms. The Master bedroom is another light and airy room with built-in storage across one wall as well as a dressing room which is presently used as a hidden away study. This room again has built-in storage across one wall. Loft access from this room. You access the dressing room through a super new master en suite. This room comprises of a bath, enclosed

curved shower and built-in W.C. and basin.

The double guest bedroom also has built-in storage and off this room is a shower en-suite with curved shower unit, white pedestal basin and W.C.

Moving through the guest bedroom, a door opens into the double third bedroom set over the garage. This room has a vaulted ceiling, mullion window and eaves storage.

Outside

A gate opens to a large gravel driveway providing parking for four to six vehicles. With a large shrub bed running along side the drive on one side and a good size lawn to the other. The drive leads up to a single garage with electric up and over door. The oil fired boiler is located here.

Off the rear of the property is a large paved terrace with a natural stone wall with wrought iron insets. The terrace opens out onto a large enclosed lawned garden with mature shrubs surrounding. Large shed and greenhouse.





Situation

Corscombe is a Conservation village in an area designated as being of 'Outstanding Natural Beauty'. The village lies approximately 4 miles to the north-east of Beaminster and comprises small character cottages, larger period houses, farms and a blend of modern houses. Amenities include a village hall, church and the 'Fox Inn'. The County town of Dorchester is about 16 miles to the east, Yeovil about 10 miles to the north and the nearest coast is at West Bay some 12 miles. The attractive town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

Services

Mains water, electricity and drainage are connected.

Broadband: standard and superfast broadband are available

Mobile phone coverage

EE/Vodafone - you should expect to receive a signal for voice and data indoors.

O2/Three - you should only expect to receive a signal for voice

indoors.

EE/3/Vodafone/02 you should expect to receive a signal for data/enhanced data and voice outdoors.

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

Local Authority

Dorset Council - 01305 251010

Council Tax Band E.

Agents note

There has been Japanese Knotweed at this property which has been treated and has a 10 year guarantee plan in place

Property information

Flood risk:

Very low risk of surface water flooding

Very low risk of flooding from rivers and the sea

Planning:

There are no current planning applications that we believe will impact this property.

Details of which can be found via:

<https://planning.dorsetcouncil.gov.uk>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Directions

From Beaminster Square take the road between the Red Lion and Salon on the Square and follow this road up and out of town. Continue until you reach the A356 (Dorchester - Crewkerne Road). Turn right and continue along for a short distance and then turn left signposted Corscombe, follow this road down into the village turning left at the green triangle into the village. Pine Close will be found after a short distance on the right-hand side, turn in and this property will be found almost immediately in front of you.



Pine Close, Corscombe, Dorchester

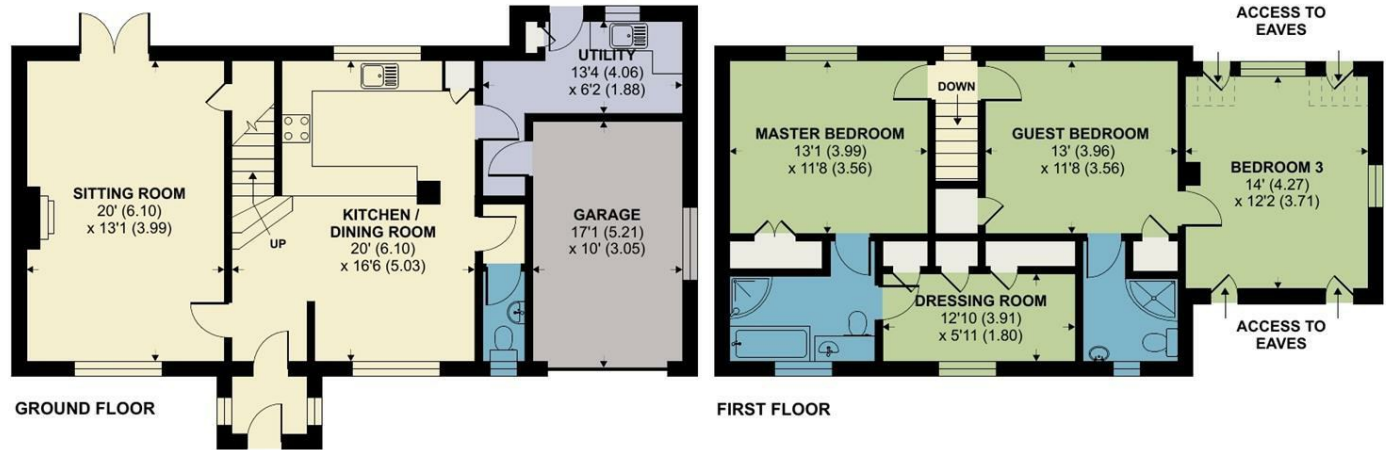
Approximate Area = 1683 sq ft / 156.3 sq m (includes garage)

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Total = 1696 sq ft / 157.5 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CC-C/JEC/3528



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2023. Produced for Symonds & Sampson. REF: 1030693



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