



## Barn Cottage, 2 Manor Close, South Perrott, Beaminster, Dorset

A spacious three-bedroom family home with gardens, garage and parking located in the heart of sleepy South Perrott.

Guide Price  
**£350,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



**Barn Cottage, 2 Manor Close,  
South Perrott, Beaminster,  
Dorset, DT8 3HA**

- Semi-detached
- 2 reception rooms
- 3 double bedrooms
  - 2 bathrooms
- Enclosed rear garden
- Garage and parking
  - Chain Free
  - Not Listed

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







This spacious three-bedroom property is situated in the tranquil village of South Perrott. The property offers a great sense of space from its two reception rooms, three double bedrooms and two bathrooms. There is a warm, cosy sitting room with an exposed Hamstone wall and wood burning stove. There is a further deceptively large reception room which could be used as a dining room or study space. The property has three double bedrooms upstairs, and a family bathroom. The main bedroom comes with its own en-suite shower room. On the rear aspect is a low maintenance courtyard garden with path leading to the garage and parking space. The property is offered to the market with no onward chain. Electric heating and uPVC double glazing throughout. Early viewing is strongly advised.

#### Accommodation

The property is laid out as follows:

Leading into the property is a wooden door opening into the porch. From the porch is a further door leading into the hallway. Off the hallway are doorways leading to all principal rooms.

The WC is the first room on the right with the utility space adjacent. The utility comprises of a variety of base units with a sink inset and door leading outside.

The first reception room is the dining room positioned on the rear aspect this is a deceptively spacious room. There is a storage cupboard and room for a table and chairs to seat eight.

The kitchen is the next room over, comprising of a variety of base and wall units with a roll edge worktop over. There is space for a freestanding cooker, washing machine and fridge freezer with room for a table and chairs to seat four in the middle. Off the kitchen is a practical lobby area/boot room with door leading into the garden.

The sitting room is positioned on the far side of the property and boasts of a dual aspect room with carpeted flooring and Hamstone fireplace with wood burning stove.

Upstairs are three double bedrooms. The main bedroom comes with its own en-suite shower room and built in double wardrobes.

The main family bathroom comprises of a white suite with WC, wash hand basin and bath with shower over.

#### Outside

On the front aspect is a variety of mature planted small trees and shrubs with a small area of laid lawn.

On the rear is a beautifully kept low maintenance garden comprising of a variety of mature shrubs with a hedge bordering the garden. There is a large sun terrace with two large, raised planting beds. At the rear of the garden is a gate leading to the driveway parking and single garage. The garage has an up and over door with vaulted ceiling.

#### 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.

#### Local Authority

Dorset Council  
<https://www.dorsetcouncil.gov.uk>  
 Council Tax Band D.

#### Services

Mains water, electricity and drainage are connected.

Broadband - Standard and superfast are generally available in the area.

#### Mobile phone coverage -

O2 - you are likely to have limited coverage for voice but not data indoors.  
 EE/3/Vodafone - you should not expect to receive a signal indoors.  
 EE/3/Vodafone/O2 - You are likely to receive a signal for voice and data outside.

Property Information

The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there have been no issues for this property with flooding during their ownership.

There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of.

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



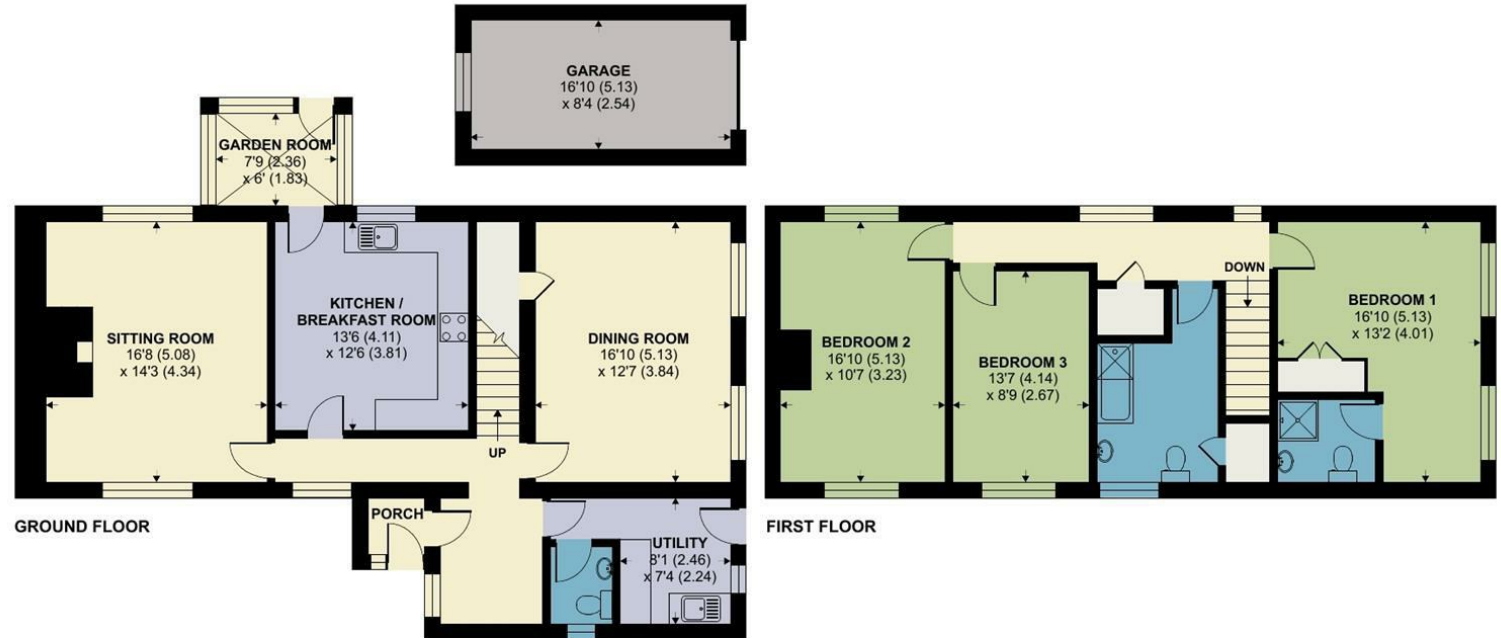
## Manor Close, South Perrott, Beaminster

Approximate Area = 1758 sq ft / 163.3 sq m

Garage = 140 sq ft / 13 sq m

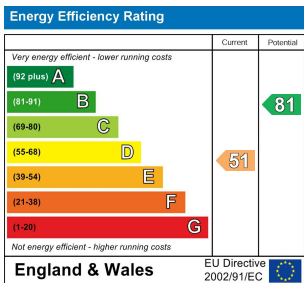
Total = 1898 sq ft / 176.3 sq m

For identification only - Not to scale



Directions

From Beaminster Square take the road between the Salon on the Square and The Red Lion (North Street) and continue up and out of the town until you reach the A356. Turn left and continue for about 2.8 miles into the village of South Perrott turning left into Pickett Lane, turn left again into Manor Close and this property will be found on the left.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1050543



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