



3 Farthings, South Perrott, Beaminster, Dorset

Guide Price
£585,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Stunning four-bedroom detached property conveniently positioned in the heart of the village with large plot.

3 Farthings, South Perrott, Beaminster, Dorset, DT8 3HS

- Detached
- Four double bedrooms
- Two bathrooms
- Three reception rooms
- Large kitchen
- Large plot
- Village location

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This spectacular four-bedroom house is located in the highly sought-after village of South Perrott. Situated on a large plot, the property features four double bedrooms, three reception rooms, two bathrooms, and a spacious rear garden. The front aspect includes two generous reception rooms, one of which boasts a wood-burning stove, creating a cozy and inviting atmosphere. At the rear, you'll find a modern, high-specification kitchen equipped with a range of top-tier appliances, perfect for all your culinary needs. The main bedroom includes an en-suite shower room, providing added convenience and privacy. Upstairs, a unique balcony offers breathtaking views of the beautiful private gardens, ideal for relaxing or entertaining guests. The extensive, landscaped rear garden includes a summer house and storage sheds, offering ample space for outdoor activities and storage. The property benefits from oil-fired central heating and uPVC double glazing throughout, ensuring comfort and energy efficiency. Additionally, the house is within proximity to local amenities, making it an ideal choice for families. Early viewing is strongly advised to fully appreciate everything this remarkable home has to offer.



Internal

The property is laid out as follows:

Leading into the property is a practical porch with wooden glazed barn door taking you inside. From the hallway are doorways to the reception rooms and stairs upwards.

The first reception room on the right is a spacious room with window to the front, carpeted flooring, understairs cupboard and door to rear reception room. The second reception room on the left is a great size with wood burning stove, window to the front and door leading through to the kitchen.

The kitchen is fitted with a variety of modern wood shaker style base and wall units with a grey speckled worktop over. There are a variety of high specification appliances including an eye level double oven, microwave, gas (LPG) hob, cooker hood, and dishwasher. There is space for a dining room table and chairs to seat 6 with French doors

leading into the gardens and doorways leading to a further reception room and utility. Opposite the kitchen is the utility room with matching units to the kitchen and powering and plumbing for washing machine and drier. Here there is also a WC with wash hand basin.

Off the kitchen is further small study space with power, radiator and window leading into the third reception room. The third reception room has laminate flooring, French doors leading into the garden and radiator.

Upstairs are four double bedrooms. The main bedroom is dual aspect and comes with it's own en-suite shower room. The shower room comprises of a walk-in shower, WC and wash hand basin.

Off the landing is access to a small balcony area over the beautiful rear gardens.

The family bathroom comprises of a modern suite fitted in

white with WC, wash hand basin and a P shaped bath with shower over.

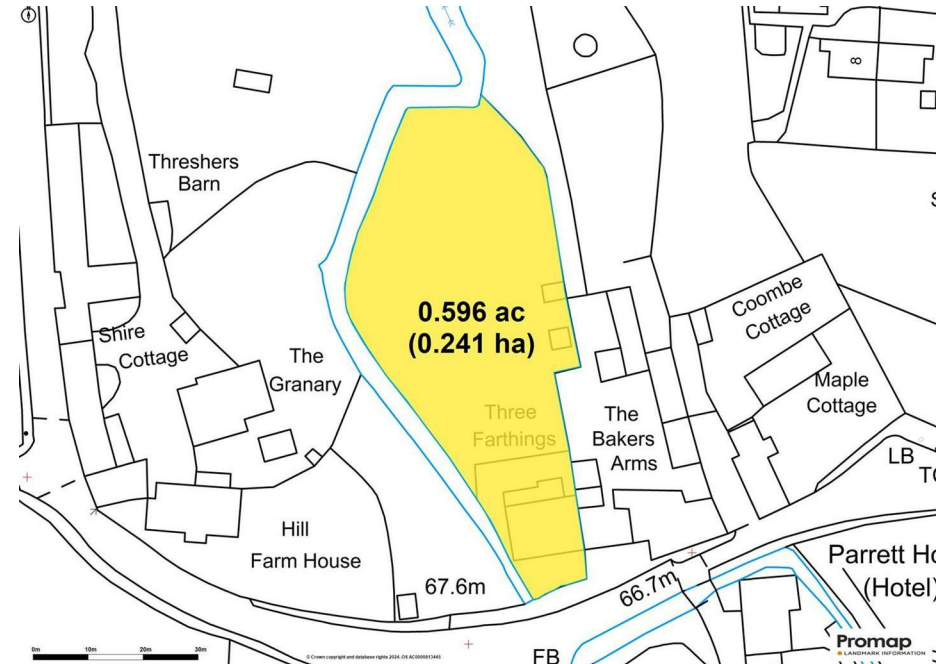
External

On the front aspect are steps leading to the property with a low maintenance front garden. Access on the side for rear access.

The rear garden a true oasis, full on surprises from its different sections. Off the rear is a practical large sun terrace with small fishpond and storeroom. Beyond the sun terrace is a large area of laid lawn leading to a sizeable summer house. From the summer house is an overgrown area not currently used by the sellers. On the left side of the garden towards the stream at the bottom is a further large area of laid lawn with two storage sheds. The whole garden has an amazing, secluded feel thanks to the large trees that surround.

Street parking is available opposite.





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.

Services

Mains water, electricity and private drainage are connected.

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

Mobile phone coverage - 02 - 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/02 - You are likely to receive a signal for voice and data outside.#

Dorset Council tax band : E

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.

Agents Note

The bottom section of land has been gifted to 3 Farthings from the neighbouring property. This will be upon application to the land registry for the title made by the purchaser.

Directions

From Beaminster proceed north on the A3066 passing through the village of Mosterton. Continue to the crossroads (A356 Dorchester right and Crewkerne left). Turn right and continue into South Perrott. The property can be found just after the bridge on the left hand side.

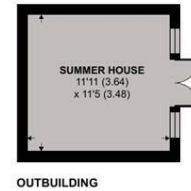
Farthings, South Perrott, Beaminster

Approximate Area = 2028 sq ft / 188.4 sq m

Outbuildings = 335 sq ft / 31.1 sq m

Total = 2363 sq ft / 219.5 sq m

For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BEA/3611/MED/21.6.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1138297



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