



Clare Cottage 62, The Green, Beaminster, Dorset

A Grade II listed detached four-bedroom house with garage, parking and located within walking distance of town centre.

Guide Price

£575,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Clare Cottage 62, The Green, Beaminster, Dorset, DT8 3SD

- Detached
- Grade II listed
- 4 double bedrooms
- 3 spacious reception rooms
 - 2 bathroom
- Garage and parking
- Enclosed rear garden
- Open aspect to the front

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This Grade II listed property is available on the market with the added benefit of no onward chain. Positioned at an elevated vantage point, it offers captivating views that extend across the picturesque rolling hills beyond. Serving as an excellent investment, the property has proven to be a successful holiday cottage for its current owners in recent years. The ground floor boasts three generously sized reception rooms, a modern kitchen, and an inviting entrance boot room. Moving upstairs, you'll find four exceptional double bedrooms, each adorned with stunning rural views, accompanied by two well-appointed bathrooms. The rear aspect reveals a meticulously maintained enclosed garden, complete with a gate leading to the parking area and garage. Additionally, the property features efficient mains gas central heating, ensuring comfort and warmth throughout.

Accommodation

The property is laid out as follows:

Leading into the property is a partially wooden door, bringing you into the hall with stairs leading upwards and under stairs storage area.

Off the hallway is the sitting room. This spacious room comes with a wood burning stove, tiled flooring and window to the front.

On the other side of the hallway is the vast dining space with two beautiful window seats, a further wood burning stove, tiled flooring and space for a table and chairs to seat 8-10.

Off the dining room is the modern kitchen comprising of a variety of cream wall and base units with a dark roll edge worktop over. There is an integrated electric single oven with hob over, space for a slim line dishwasher and fridge. Opposite the kitchen is the other entrance to the property with the boot room. This spacious dual aspect room has tiled flooring and a feature wood burner.

Off the dining room is a further hallway with WC, French doors leading into the garden and door into the utility room. The utility room is a great size room is power and plumbing with various storage cupboards. Off the utility room is the garden room. This is a spacious room with tiled flooring, power, lighting and doors into the garden.

Upstairs you will find four double bedrooms and family bathroom. The main bedroom comes with stunning rural views looking over the front aspect and a large en-suite bathroom. The bathroom comprises of a glazed walk in shower cubicle with thermostatic shower, WC, wash hand basin, bath and heated towel rail.

Outside

On the front aspect is a low maintenance garden with path leading to the front door.

On the side aspect is a parking space for one car with access to the single garage.

On the rear aspect is a secluded garden with a laid lawn centre and tall conifer hedges bordering the garden.

Agents Note

There is a small right of way adjoining the property at the front of the cottage.

Situation

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. 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. There is also an annual music festival. The surrounding countryside and superb coast, which is designated a World Heritage Site and has recently been used in the filming of Broadchurch 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 a main line railway service to London (Waterloo).

Services

Mains electric, water and sewerage is connected.

Standard broadband is available. All four major networks offer indoor and outdoor mobile service.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Local Authority

Dorset Council - dorsetcouncil.gov.uk

This property is currently business rated at £4,300 from 1.4.23.

Property Information

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

<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

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.



The Green, Beaminster

Approximate Area = 1868 sq ft / 173.5 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 2163 sq ft / 201 sq m

For identification only - Not to scale



Directions

From our Office turn left and proceed into the Square and take the second left into North Street. Proceed up North Street passing Manor Gardens, and Woodswater Lane on the right. Clare Cottage will be found further along on the right-hand side.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1062485



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