

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a thin yellow horizontal line below it.

Symonds
& Sampson

A dark slate sign with white text and a sun icon, mounted on a stone wall. The sign reads "Court Staddle Barn" in a white, hand-drawn style font. A small white sun icon is located in the bottom right corner of the sign.

Court Staddle
Barn

A large, vibrant pink hollyhock flower with a yellow center, growing from a green stem with several buds and leaves. It is positioned on the right side of the image, partially overlapping the stone wall and the sign.

Court Staddle Barn

Pickett Lane, South Perrott, Beaminster, Dorset

Court Staddle

Pickett Lane
South Perrott
Beaminster
Dorset DT8 3HU

A deceptively spacious barn conversion in a hidden away location with a pretty enclosed garden and open views to the rear.



- Barn conversion
 - Detached
- Character features throughout
- Wonderful kitchen/garden room
 - Off street parking
 - Cul de sac location
- Open views across to village church
 - Village location

Guide Price £395,000

Freehold

Private Treaty

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DWELLING

A unique property with a stone and timber clad front elevation situated in a quiet location with other conversions. It has many attractive features including beams and exposed stone work. The accommodation includes two reception rooms as well as the kitchen/garden room and two double bedrooms upstairs. The garden is low maintenance yet packed with colour and interest. The rear open aspect overlooks fields.

ACCOMMODATION

This charming property exudes a country cottage feel with character features throughout. Highlights include a cozy sitting room with a wood burner, perfect for relaxing evenings, and a versatile family room that can serve as a formal dining area. The real surprise is the stunning modern kitchen at the rear, which extends into a fabulous vaulted garden room, creating a contemporary entertainment space with doors leading to an enclosed garden. Upstairs, the two generously sized bedrooms offer ample comfort, while the modern bathroom is well-maintained and stylish. This blend of rustic charm and modern convenience makes the property a delightful and functional home.

OUTSIDE

To the front of the property is a gravelled parking area for two cars directly in front of the property.

To the rear is an enclosed private garden which is low maintenance and mostly laid to gravel with a deep bed of flowers and mature shrubs running up one side. Shed. A gate opens on to the Parrett Trail which meanders through the village and beyond. A field adjoins the garden creating an open aspect.

SITUATION

South Perrott is a village on the Somerset/Dorset border comprising character cottages, period houses and modern properties, which have been designed to blend in with the village scene. Facilities include church, village hall and the Parrett Hotel with amenities including a post office/store and primary school at Mosterton, which lies approx two miles away. A comprehensive range of shops including Waitrose can be found at Crewkerne which is approx. 3½ miles which also has a main railway line to Waterloo. The Jurassic coast is approx 13 miles.

DIRECTIONS

What3words:///inner.firepower.essay
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. Go past the Parrett Hotel a short distance on, turn right into Picket Lane, go over the small bridge and turn right. The property is in front of you

SERVICES

Mains water, electric and drainage.

Standard, superfast broadband are available
There is limited voice or no indoor mobile availability but likely reception for all providers outdoors.

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

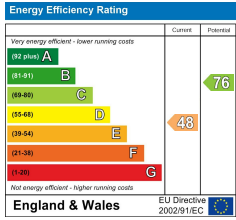
MATERIAL INFORMATION

There are no current planning permissions within this postcode that would 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 advisor or call the office if you would like to discuss prior to booking a viewing

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

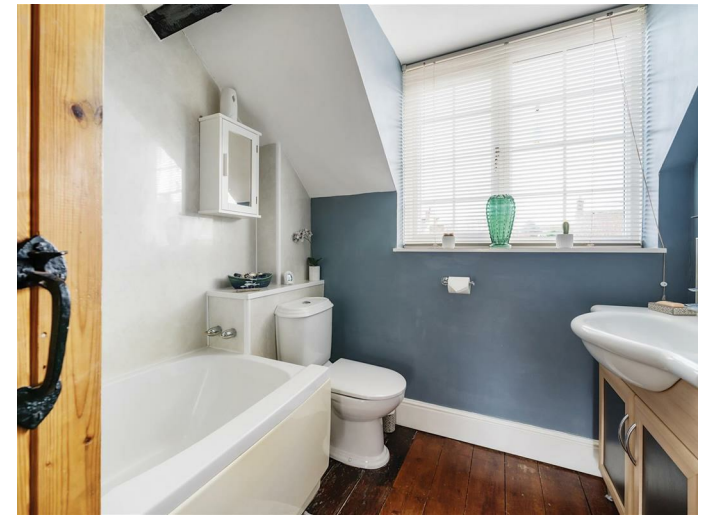




South Perrott, Beaminster

Approximate Area = 1294 sq ft / 120.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1162966



Beaminster/ME/3619/26.7.24



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