



Symonds
& Sampson

Cranford Cottage

Bowes Lane, Mosterton, Beaminster, Dorset

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Bowes Lane
Mosterton
Beaminster
Dorset DT8 3HN

A Grade II semi detached cottage, with courtyard garden, parking and garage. Located in a quiet lane in a village with many facilities



- Semi detached period cottage
 - 3 double bedrooms
 - 2 reception rooms
- Excellent order throughout
 - Workshop/garage
- Garden to the front, enclosed courtyard to the rear
 - Desirable edge of village location
 - Character features throughout

Guide Price £475,000

Freehold

Beaminster Sales
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DWELLING

This Grade II listed semi detached cottage is presented beautifully and is packed with character features throughout. The exterior is a picture perfect country cottage and the interior is just as impressive. The accommodation includes two generous reception rooms and a bespoke kitchen to the rear overlooking the walled garden with its paved terraces. Located off a quiet country lane, Cranford Cottage is within easy access of a facilities and the wonderful Dorset countryside.

ACCOMMODATION

The cottage was originally two cottages which have been made into one spacious property offering character packed rooms with beams, flagstones, window seats and grand fire places. Each room is immaculately presented. The sitting room comes with a deep bay window, with views over the garden and an impressive hamstone fireplace with wood burner. Across the central hall, with its stunning herring bone parquet floor, is a formal dining room with space to entertain 8 to 10 guest. This room also has a period fireplace, this time with an open fire. The kitchen has a range of bespoke kitchen cabinets in solid wood topped in a black granite. A large velux window is set above in the vaulted ceiling creating a wonderful light ambience. The property has a good size utility and a downstairs cloakroom which is plenty big enough to create a shower room if so desired.

Upstairs the master has a front aspect and is another light and spacious room, again packed with character features. There are a two further bedrooms, one with a tucked away study area.





OUTSIDE

This property has the benefit of parking for three - four vehicles which leads to a detached garage with up and over door, light and power connected. There is storage to one side and a gate leading into the enclosed courtyard garden to the rear

To the front of the property is a pretty cottage garden with a path which winds up to the front door. There is lawn on either side and deep beds packed with colourful shrubs and trees.



At the rear there is a beautiful walled courtyard garden edged with raised beds of flowers and shrubs and paved in India sandstone. As you move across the back of the house you will then find an elevated terrace, the perfect place to enjoy the sun. with plenty of space to entertain.

SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including a large Spar store, popular country pub, church, active village hall and primary

school. The main line station at Crewkerne (Exeter - Waterloo) is approximately 2.5 miles, the historic Dorset coastline approximately 11.5 miles.

SERVICES

Mains, water, electricity and drainage are connected. Oil-fired central heating.

Standard and Superfast broadband are both available There is limited voice with EE, O2 and Vodafone. Limited data with EE, O2 and Vodafone.



DIRECTIONS

What3words///enchanted.waving.warbler

From Beaminster proceed north on the A3066 passing through the tunnel. Continue into the village of Mosterton, passing the shop and public house. Turn right just past The Paddocks and drive down the lane a short distance and you will see the property on the left with a gated entrance and gravel driveway

MATERIAL INFORMATION

There is a small flying freehold to the rear of the dining room/ back of the kitchen where the neighbouring property extends over the cottage

There are no current planning permissions in the postcode that would affect the property which we have been made aware of.

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

As is often the case, the title 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 a viewing.

LOCAL AUTHORITY

Local Authority

West Dorset District Council - 01305 251010

Council Tax Band D.

Cranford Cottage, Mosterton, Beaminster

Approximate Area = 1637 sq ft / 152.1 sq m

Garage = 151 sq ft / 14 sq m

Total = 1788 sq ft / 166.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checon 2024. Produced for Symonds & Sampson. REF: 1175120



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