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Clay Lane, Beaminster, Dorset

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Clay Lane Beaminster Dorset DT8 3BZ

An Edwardian semi detached 3/4 bedroom house packed with quality features residing in Beaminster with easy access to town and country.



- Semi detached
- Three/quarter bedrooms
- Superb bespoke joinery
- Edwardian character features
- Double garage and gated parking
- Easy access to town and country
- Gardens

Guide Price £435,000

Freehold

Private Treaty

Beaminster Sales
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DWELLING

This stylish Edwardian red brick house is filled with bespoke joinery and character features throughout. Spread over three floors, this semi-detached property has spacious accommodation which includes a stunning bespoke kitchen and a most elegant utility room. The reception room offers classic high ceilings of the build period with the modern addition of double glazed sash windows. As you move up through the two floors the period features abound and are complimented with impressive interior design. Outside there is gated parking and a double garage whilst the gardens wrap around three sides of the property. Early viewing is advised.

ACCOMMODATION

Entrance door opens into the hall with stairs rising. The sitting room is dual aspect with high ceilings and modern sash windows. Its central feature is a fireplace with multi-fuel wood burner stove. The kitchen/dining room is seriously impressive. A comprehensive range of bespoke wall and floor units spread across the walls providing excellent storage, all hand painted and complimented with solid wood worktops and decorative tiles. With space for a fridge freezer and dishwasher this stunning room is competed with a super six ring range cooker. Space for a dining table to seat six - eight. French doors open out to a covered terrace for al fresco dining. Under stairs pantry. Adjoining the kitchen is a stunning utility room, again with hand built cupboards and plumbing for a washing machine. The gas boiler is located here also. Next door is the cloakroom and the beyond a door opens out to the rear garden. Moving upstairs, the principle bedroom is set to the rear of the house. Decorated in a sympathetic style to the Edwardian period, it is both spacious and charming. The en-suite is equally impressive fitted with a contemporary suite. The guest bedroom is wonderfully light and

benefits from built in storage. The third bedroom is presently used as study. Stairs rise again up to the loft room with its two sizable Velux windows creating a light room which can be used as a bedroom or leisure room.

OUTSIDE

Gates open out to reveal parking for a number of cars with a double garage with both electric and water. With loft storage above. The garden is partly walled with a number of different areas including deep beds of flowers and shrubs and a veranda off the house with terrace under, perfect for al fresco dining.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square with primary and secondary schools. The surrounding countryside and superb Jurassic coast, which is designated a World Heritage Site 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).

DIRECTIONS

What3words - rafters.prayers.thumbnail

SERVICES

All mains services are connected.

Broadband

Standard, Superfast and Ultrafast are all available for connection.

Mobile phone

Indoor - Voice and data - EE/Three/Vodafone - you are likely to receive coverage.

O2 - voice you are likely to have coverage, data you are likely to have limited coverage

Outdoor - Voice and data - EE/Three/O2/Vodafone - you are likely to have coverage.

checker.ofcom.org.uk

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band C.

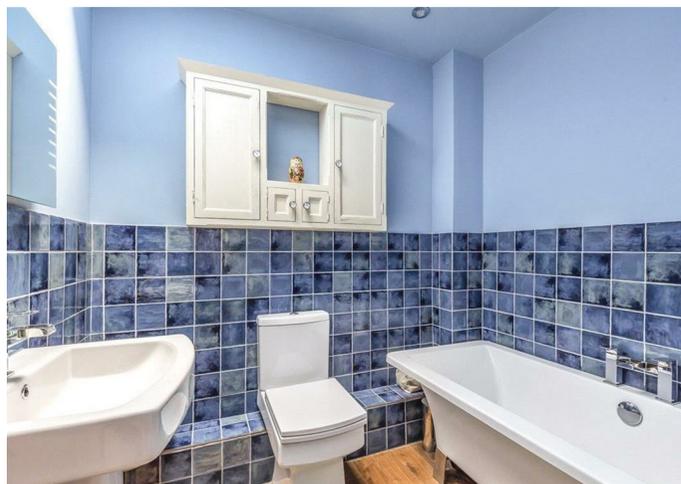
MATERIAL INFORMATION

Flooding - 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 or previous ownerships.

There are no current planning permissions in 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 www.dorsetcouncil.gov.uk



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Approximate Area = 1723 sq ft / 160 sq m (includes garage)

Limited Use Area(s) = 34 sq ft / 3.1 sq m

Total = 1757 sq ft / 163.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 642643



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		64	82
		EU Directive 2002/91/EC	

BEA/3662/16.12.24



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