

Symonds
& Sampson



Leat House

Pound Lane, Burstock, Beaminster, Dorset

Leat House

Pound Lane
Burstock
Beaminster
Dorset DT8 3LL

A detached 3 bedroom bungalow with a functional additional building residing in a good size garden plot with views.



- Fabulous country views
- Spacious accommodation
 - Additional building
 - Super garden plot
 - Solar panels
- Rural village location

Guide Price £499,950

Freehold

Beaminster Sales
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DWELLING

This bungalow is set in a spacious garden with beautiful country views. Inside, it offers a bright kitchen/dining room with a picture window framing the view, a comfortable sitting room, and an internal workspace currently used for crafting. There are three double bedrooms, with the master featuring an ensuite. Externally, a solid outbuilding with electricity and a toilet is used as a games room but could serve as a home office. The property has ample parking, a carport, a wood store, and a garden with a greenhouse and shed. The terrace offers stunning, far-reaching views.

ACCOMMODATION

The property is laid out as follows

Entrance door into the main hall with attractive wood tiles which run through the hall and on into the kitchen/dining room. All principal doors lead off from this room. The kitchen/dining room is a great space dominated by the stunning view through the picture window. The kitchen itself is in the popular shaker style with a range style cooker with 5 ring electric hob, freestanding American fridge freezer. Composite one and a half sink. The dining area has plenty of space for to accommodate a table and chairs to seat 6. Door out to the conservatory. This additional space provides both a lovely place to sit and enjoy the sun but also has space and plumbing for a washing machine. Door out to the rear garden.

The sitting room is a comfortable room with the central feature of a wood burner set within a stone fire surround. The room has a solid wood floor and large sliding doors out to the pergola, the perfect place to sit and enjoy the open vista across the countryside.

Off the main hall is an internal lobby which is presently used as craft

room. There is excellent built in storage across one wall, a light tunnel provides natural light. Off this lobby comes two of the 3 bedrooms.

The principal bedroom is set to the rear, it is wonderfully light, with views over the garden and beyond. It offers an ensuite with shower, basin and W.C. The two other double bedrooms both have a front aspect.

The family bathroom comprises of a curved corner bath with electric shower over, pedestal basin and W.C.

OUTSIDE

The super additional building is a huge bonus to this property. Insulated, with electricity and a toilet, this space could land itself to any number of uses including a home office or detached spare bedroom for guests. It is presently used as a games room with a full size snooker table in place.

There is gravel parking for two to three cars including the open timber carport. Adjoining this is a wood store. To the front there is a lawned garden with mature shrubs, to the rear the garden is again mostly laid to lawn with a rear terrace off the back of the bungalow with a pergola over. There are stunning views of the countryside from the garden.

LOCATION

Burstock is a small rural village a short distance from the large village of Broadwindsor which is an active village approximately 3 miles west of Beaminster, 13 miles from Lyme Regis and 6½ miles north of Bridport. Amenities include a village hall, church, primary school, community shop with a visiting Post Office on Tuesday and Friday mornings and an interesting 'craft centre' which has a variety of local studios and a tea room/restaurant. The nearest town of Beaminster

offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services, and many social and sporting facilities.

SERVICES

Broadband:
Standard and ultrafast are generally available.

Mobile phone coverage

EE - you should expect to receive a signal for voice and data indoors.
Vodafone/O2 - you should only expect to receive a signal for voice indoors.

3 - you should not expect to receive a signal for voice or data indoors.

EE/3/Vodafone/O2 you should expect to receive a signal for data/enhanced data and voice outdoors.

Information from <https://www.ofcom.org.uk>

Mains water supply

Private drainage/septic tank

PROPERTY INFORMATION

There are no pending or granted planning applications which we believed will impact upon Leat House
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

very low risk of surface water flooding

very low risk of flooding from rivers and the sea

<https://check-long-term-flood-risk.service.gov.uk/risk#>

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Council Tax Band E

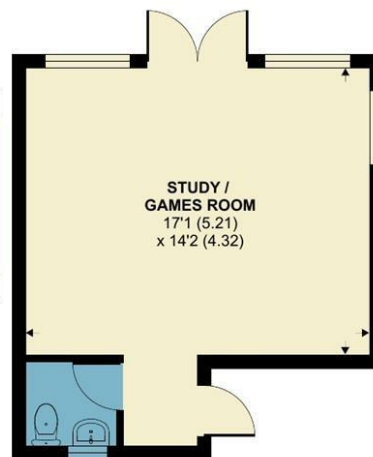




Burstock, Beaminster

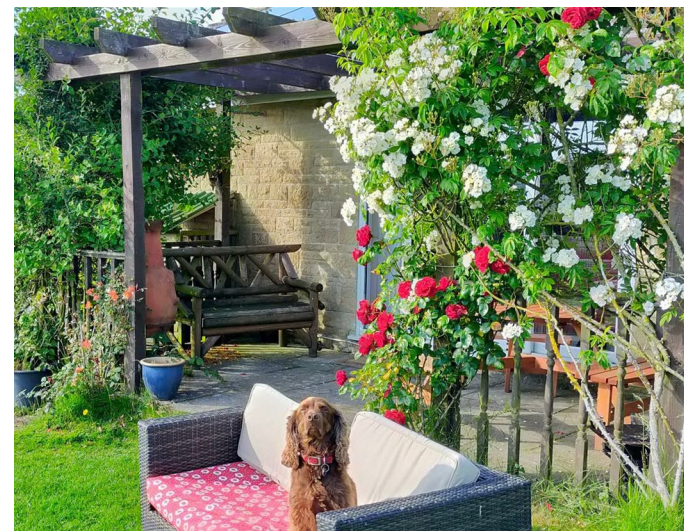
Approximate Area = 1602 sq ft / 148.8 sq m

For identification only - Not to scale



FIRST FLOOR

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		
EU Directive 2002/91/EC		



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1093498



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