

Woodland House

Beaminster • Dorset







Woodland House

9 Bridport Road, Beaminster, Dorset DT8 3LU

Bridport 6.5 miles • Dorchester 18 miles • Exeter 40 miles
 London Waterloo 2 hours 30 minutes
(Distances & times approximate)

An impressive three storey Grade II listed residence situated towards the edge of Beaminster with detached studio, landscape gardens, double garage and parking

Internal space totalling
 4626 sq ft (429.5 sq m)
 including outbuildings

For Sale by Private Treaty

Sole Agents:
01308 863100
 Symonds & Sampson LLP
 36 Hoghill Street
 Beaminster, Dorset DT8 3AA
 Contact Caroline Childs-Chaffey
 ccchaffey@symondsandsampson.co.uk





- Immaculate condition
- Period features throughout
- 5 reception rooms/4 bedrooms
- Guest Suite
- Detached artist studio/home office
- Walled garden
- Landscaped by Gregorys Landscaping & Garden Works
- Rooftop views



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 an annual music festival as well as an arts festival and the surrounding countryside and superb 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 also a main line railway service to London (Waterloo).

The Property

This Grade II listed ham stone property, dating back to the 1700s and originally two properties, resides on the outskirts of Beaminster and has been transformed by its present owner into an elegant home with exquisite taste demonstrated throughout. Historically, this property was a boarding



school until it underwent an extensive renovation in 2000 by the renowned builder, C G FRY and Son. The internal space for the house totals 3866 sq ft/ 359.1 sq m spread across three floors with 5 reception rooms, 4 bedrooms and a guest suite. Period features are dotted throughout including mullion windows, inglenook fireplaces, beamed ceilings and pretty window seats. Outside the artist studio offers a super additional space for a variety of uses including a home office. The studio is set over double garages with parking. The very fine walled garden has been landscaped and is a picture of colour as it rises from the rear of the property over various terraces to a viewing point with a vista of the town's roof tops and on to the surrounding countryside.

The property is laid out as follows

Front door is to the side of the property which opens into the lobby with decorative tiles and boiler cupboard. Door to main hall and kitchen. The kitchen has a central feature of a three oven gas Aga. The kitchen is bespoke with hand-built units painted in a soft grey and including a wonderful pantry cupboard and side board with open shelving. Views over the garden with stable door out to lower terrace. This room leads on to the formal dining room with its engineered oak floor and rear aspect. Here you will be able to seat up to 12/15 people comfortable to dine in elegant surroundings.

Returning to the main hall you will find doors leading off from all the principal rooms and stairs rising to the first floor. There is an extended cloakroom which now also serves as a utility with space and plumbing for a washing machine, tumble dryer and storage. A wine cellar can also be found off the hall.



The grand drawing room has many period features including an inglenook fireplace, beamed ceiling and window seats. Next is the snug for more relaxed entertaining and quiet nights in. Rising up the stairs to the first floor. Off the galleried landing you find the garden room with its Georgian proportions and beautiful light which then opens into the hard wood conservatory with glass roof. It is the perfect place to enjoy views over the garden. Double doors out to a raised terrace.

The principal bedroom is simply stunning. Spread over two levels it has bespoke wardrobes running along one wall with steps down to a dressing area and this flows seamlessly on





into the spacious modern en-suite with standalone bath, enclosed shower unit with rainfall shower head and basin set in an oak vanity unit, WC. There are three other bedrooms on this floor. The largest double having its own ensuite. The family bathroom is in a heritage style with a pedestal basin, W.C., walk in enclosed shower unit and a bath.

Rising up to the second floor you will find a beautiful guest suite with a wall of built in storage, plenty of space for two beds and a family shower room with curved shower unit,

vanity unit with basin and W.C.. From the main bedroom you have access out to the roof.

Please see floorplan for accommodation and measurements.

Outside

The artist studio/home office provide a detached workspace away from the home. With excellent light and space, this additional accommodation is a real bonus. The studio has its own kitchenette. French doors open out to an east facing terrace, making it ideal for an alfresco breakfast. Beneath the

studio is the double garage and a drive which provides parking to the front of the property for 4 to 5 cars. The walled garden has been expertly landscaped by the present owner and is an oasis of colour with deeply planted flower beds, mature trees and various terraces positioned in the garden at various levels, designed to catch the sun throughout the day. At the top of the garden, you can look over the roof tops of Beaminster and the surrounding countryside.

Services

All mains services are connected.

Ofcom.org.uk advises that:
Ultrafast broadband is available.

EE/3/Vodafone- you should expect to receive Limited signal for voice and data indoors.

O2 - you are likely to receive signal voice and data indoors.

Vodafone/3/EE/O2 you are likely to receive signal for voice and limited data outdoors.

Tenure

Freehold.



Rights of Way

No public rights of way affect the property.

Property 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 ownership.

Planning - There are no planning applications in the vicinity of the property which, to our knowledge, will affect the property. <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 adviser or call the office if you would like to discuss prior to making a viewing.

Education

State primary and secondary schools in Beaminster. Independent Schools in the area include Perrott Hill prep, Leweston and the Sherborne Schools.

Local Authority

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

Directions

From Beaminster Square proceed south on the A3066 towards Bridport. Continue past the turning to Dorchester and this property will be found on the left-hand side.

What3words ///contained.forum.posed

Vendors Statement

We bought Woodland House because we wanted a generous characterful house with a decent garden centrally located in a town with good services and facilities.

Viewing

Strictly by prior appointment with the sole agents Symonds & Sampson LLP. Further information, if required is available from the Beaminster Office on 01308 863100.







Bridport Road, Beaminster, DT8

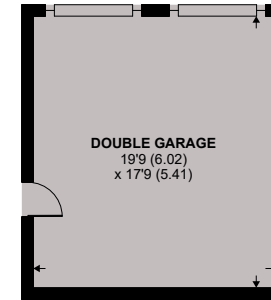


Approximate Area = 3866 sq ft / 359.1 sq m
 Limited Use Area(s) = 34 sq ft / 3.1 sq m
 Garage = 354 sq ft / 32.8 sq m
 Outbuilding = 372 sq ft / 34.5 sq m
 Total = 4626 sq ft / 429.5 sq m

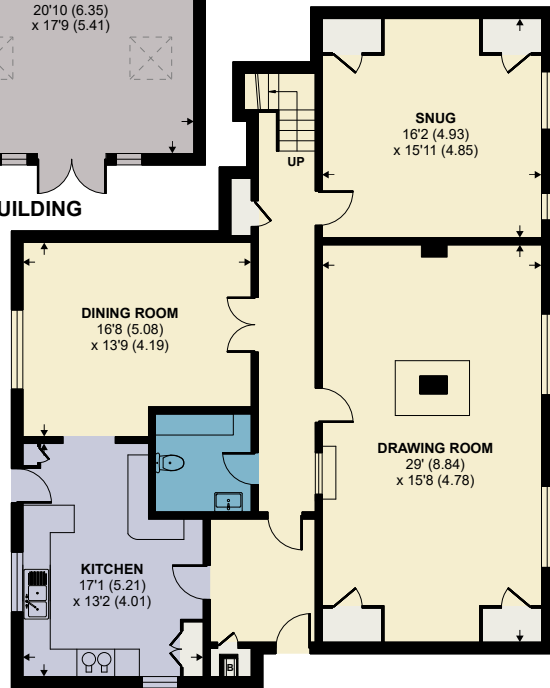
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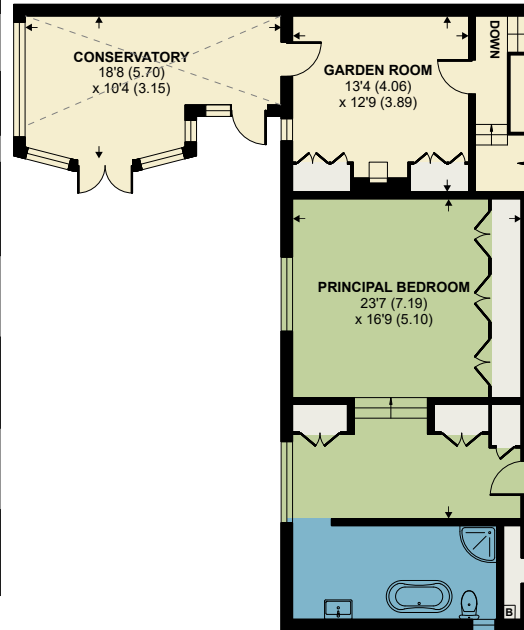
OUTBUILDING



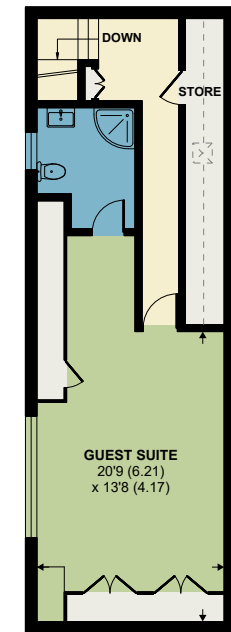
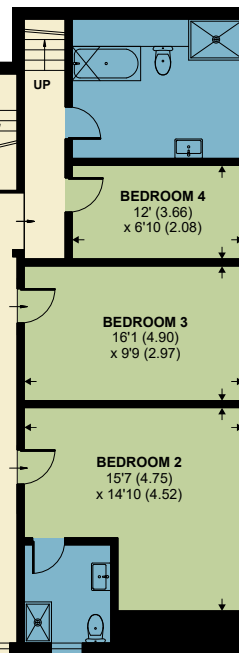
GARAGE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1141389



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