



49

Chantry Lane, Beaminster, Dorset,

# 49

Chantry Lane  
Beaminster  
Dorset  
DT8 3ER

Substantially extended period property on the edge of Beaminster on a no through road adjacent to open countryside.



- Stunning country views
  - 4 bedrooms
  - 3 reception rooms
  - Off street parking
  - Pretty gardens



Guide Price **£575,000**

Freehold

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## INTRODUCTION

This characterful house on the edge of Beaminster has been extended in two separate phases to create a substantial detached home with pretty gardens surrounding it and open countryside adjacent to the garden. There is off street parking for multiple cars. It is impossible not to be delighted by the lovely unobscured country views from nearly all the rooms as well as a feeling of light and space throughout the property.

## THE PROPERTY

Entrance porch leads to a good size hallway with internal utility room and downstairs cloakroom to the far end. The kitchen/dining room is really well positioned in the heart of the house. As with most of the other rooms, the dual aspect offers views to the countryside as well as the garden. There is space for a dishwasher, fridge, freezer and an integrated eye level double oven and separate gas hob. A door at the back of the kitchen leads to a rear hall with under-stairs storage area and a door to the rear garden.

The reception rooms consist of a triple aspect dining room with two sets of French patio doors and a window to the rear. In the original period building side there is a study and this room leads through to the sitting room which is dual aspect, with central fireplace with fitted wood-burner. In

this room, open stairs lead up to two double bedrooms (one with built-in cupboards) and a family bathroom with an airing cupboard and bath with shower over. Returning to the other side of the house, there is a separate staircase to access the two further double bedrooms and a shower room.

## OUTSIDE

There is secure gated off street parking to the front of the property for multiple cars.

The gardens of this charming property wrap around the property. To the front, the garden is mainly laid to lawn with flower borders and a stone patio area. French doors open out from the dining room onto a terrace perfect for al fresco dining.

There is a handy shed and to the side and at the rear of the property there is a raised lawn where one can enjoy countryside which lies directly beyond.

## SITUATION

Beaminster is a 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 making for

easy access. Super-fast broadband is available in Beaminster. There are many cultural events and activities for all age groups. 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. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

## DIRECTIONS

What3words ///puzzle.purchaser.customers

## SERVICES

Mains water, electricity and gas are connected.

### Broadband

Standard, Superfast and Ultrafast is available for connection.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

### Mobile Phone

There is mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

## LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band F.

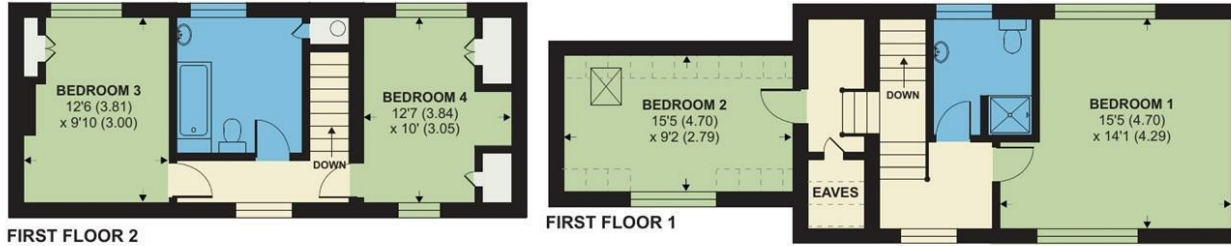


Energy Efficiency Rating	
Very energy efficient (lowest carbon score)	Carbon
A	39
B	46
C	53
D	60
E	67
F	74
G	81

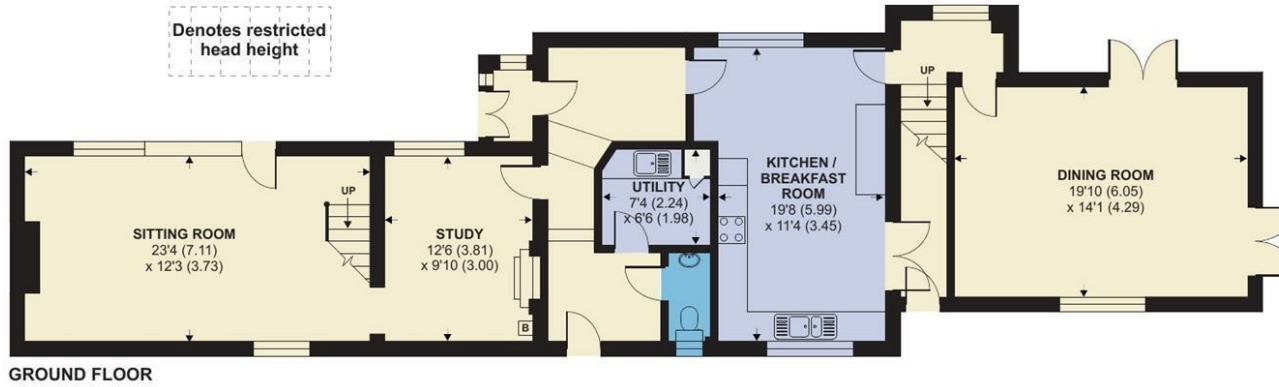
England & Wales  
EU Directive 2002/91/EC

# Chantry Lane, Newtown, Beaminster, DT8 3ER

APPROX. GROSS INTERNAL FLOOR AREA 2199 SQ FT 204.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Denotes restricted head height



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