



Satyrs,,



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5 Bridport Road, Beaminster, DT8 3LU

7 miles to the Jurassic Coast at west Bay

A substantial Georgian house with four double bedrooms, walled gardens and secure off street parking via an enclosed car port. A viewing is highly recommended.

- Four double bedrooms
- Family kitchen
- Secure Private parking
- Freehold
- Grade II listed
- Three receptions
- Walled gardens
- Short walk to amenities
- Council Tax band E

Guide Price £650,000

## SITUATION

Beaminster is a delightful town, well known for its historic buildings and excellent amenities centred around The Square. It offers a wide range of amenities with convenient and bespoke shopping of a surprising variety for a town of its size. Satyrs lies a few hundred meters from Beaminster square.

## DESCRIPTION

A substantial four bedroom period house with charming walled gardens and secure off-street parking, studio space and three reception rooms. Situated a short level walk from the many amenities in Beaminster square.



## ACCOMMODATION

Satyrs is a handsome Georgian property with accommodation arranged over two floors. Benefitting from large sash windows, high ceilings, fireplaces and many period features befitting of the elegance of the era. On the ground floor is a spacious kitchen with adjoining utility room and WC, three main reception rooms arranged currently as a drawing room, formal dining room and sitting room at the rear with doors onto the garden. Upstairs, arranged around an impressive galleried landing are four double bedrooms, a family bathroom and a separate WC.

Outside are well established walled gardens at the rear with mature fruit trees and shrubs. Offering much privacy, the elevated garden enjoys plenty of sunlight and lawned areas to sit out and enjoy. An electric rolling garage door is operated by a key fob for easy entry off the road into the secure carport at the side of the house. It would be possible to park two cars in tandem in this space.

A useful timber studio adjoins the carport, once used as an artist's studio, but could easily be an office. Above the car port is a large attic room, with a drop down ladder.

## SERVICES

Mains drainage, mains water, mains gas and electric.

## VIEWINGS

Kindly contact our office in Bridport to arrange an accompanied viewing.

## AGENTS NOTE

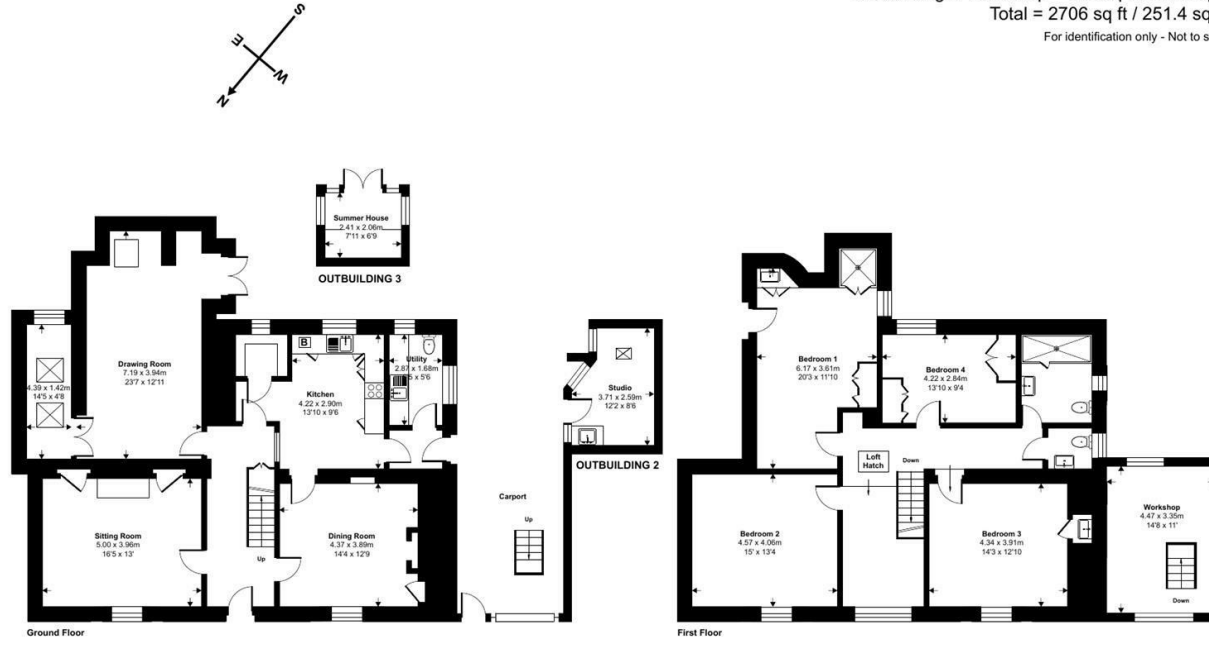
The property is sold with vacant possession and would make an ideal family home, or second home as it can be easily secured with private off-street parking.

## DIRECTIONS

From Beaminster Square proceed towards Bridport on Bridport road and the property will be found on the left hand side a short way along. Initially you may find it easier to park in the Square or on nearby Whitcombe Road and walk to the property. Alternatively there is a space directly outside the front door, or in the car port which our agents can open for you on arrival, by prior arrangement.



Approximate Area = 2401 sq ft / 223.1 sq m (excludes carport)  
 Outbuilding & Workshop = 305 sq ft / 28.3 sq m  
 Total = 2706 sq ft / 251.4 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). © n1che.com 2023. Produced for Stags. REF: 1042152

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