



9 Church Street



9 Church Street

, Beaminster, DT8 3BA

Detached House with BUSINESS PREMISES and outbuildings ripe for conversion. In grounds of an acre.

- BUSINESS USE
- One Acre
- Separate outbuildings
- Central Beaminster
- Freehold
- Huge potential
- Detached house
- Ample parking
- NOT LISTED
- Council Tax band F

Guide Price £825,000

SITUATION

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester

DESCRIPTION

Offering a unique opportunity to purchase a property with immense potential in the heart of Beaminster. Briefly comprising a detached house, formerly the School Master's House with a separate BUSINESS PREMISES.. Set in grounds of about an acre with it's own private driveway, additional workshops and stream at the bottom of the garden. There is so much potential for someone to create a work/live balance right in the heart of the town yet wonderfully tucked away in your own grounds.



ACCOMMODATION

Main House - Believed to be one of the oldest houses in Beaminster, once a wheelwrights cottage and then the School master's house it is steeped in history and even boasts a tudor fireplace on the first floor. Arranged over three floors and in two parts, the house offers flexible accommodation which could easily be used as a main house with separate living for a relative if required. In need of renovation throughout, the house is a blank canvas to create a home and layout to suit your needs.

Annexe - Believed to be separate cottages at some stage, this completely detached stone building has been separated into ground floor working accommodation, rated for commercial use, whilst the first floor is arranged as coach house style living with residential use.

This building could be ideal for anyone wishing to start a business from home or moving an existing business to the site to hit the ground running!

OUTBUILDINGS

Outbuildings - An extensive workshop is set in the gardens and offers a large space which has been used for light industrial use and storage. A further stone barn provides garaging or storage as desired. Please see floorplans for dimensions.

GROUNDS

Grounds - The whole plot is set in approximately an acre of land, South facing and sloping down to a stream at the bottom, lined with trees. Of note are the many fruit trees and old variety roses, some of which have been there for over a 100 years.

AGENTS NOTE

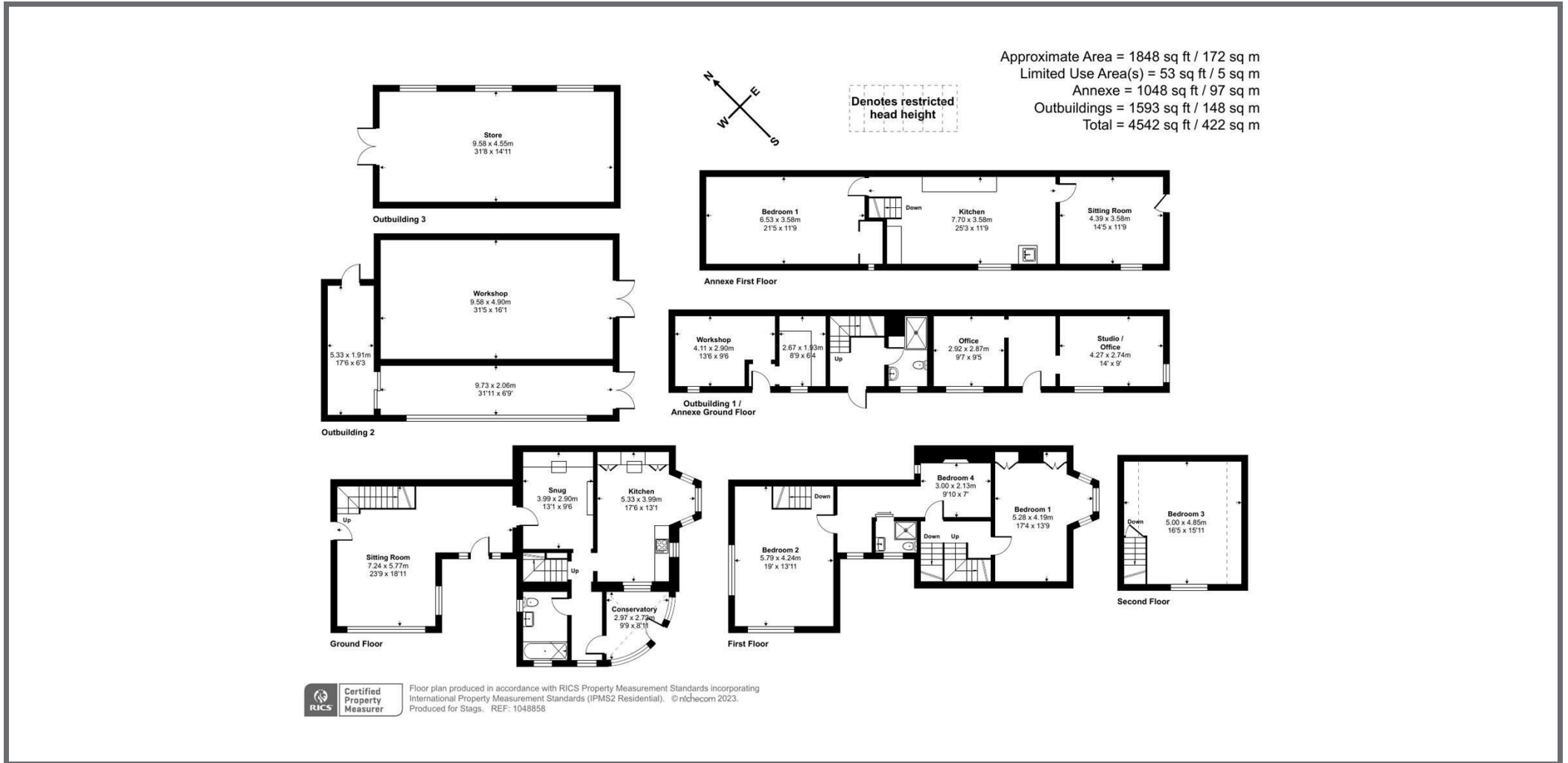
Useful Information - The private driveway is access from Church street. There is fast broadband already at the property but there is superfast broadband readily available to be connected just beside the main house near the telegraph pole on the drive. Water, drainage, gas and electric are all mains. The property is not listed.

The retaining walls between the property and the church are the responsibility of the church and were rebuilt in recent years.

DIRECTIONS

From Beaminster Square proceed South onto Church Street. At the bottom of the hill look directly in front of you where you will see the driveway to Tower hill, 9 Church Street. Feel free to drive up to the house and park in the grounds when viewing.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2023. Produced for Stags. REF: 1048858



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(54-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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