



Barrowdene House

# Barrowdene House

4 Stoke Road, Beaminster, Dorset DT8 3DQ

Town Centre 0.75 mile. Bridport 7 miles. Jurassic Coast 8 miles.

A very attractive charming and spacious individual detached character house with annexe, set in large gardens and well located on the western side of the sought after town of Beaminster.

- Substantial individual house
- 3 Reception rooms, garden room
- 1 Bedroom annexe/wing
- Large well stocked gardens
- Easy reach of amenities and open countryside
- Spacious and versatile accommodation
- 4 Bedrooms
- Extensive parking and garage
- In all about ¼ acre
- Freehold. Council Tax Band F

Guide Price £695,000

## THE PROPERTY

Barrowdene House is a very attractive, spacious and highly individual detached character house with annexe, set in lovely large and well stocked gardens in the historic town of Beaminster and close to open countryside. It is believed to have been built in circa 1939 with stone and upper timber elevations, featuring attractive stone mullion and leaded light windows. The property has been subject to a whole number of improvements over the years and substantial enlargement with a two-storey extension to provide a self-contained annexe/additional accommodation.

The accommodation is very spacious and versatile either as two homes (ie the annexe is ideal for a dependent relative, long term letting or holiday letting/Airbnb etc.). Alternatively, it is one very large, spacious family home. Under the current ownership since 2016, a whole number of improvements have been carried out including partial window replacement, upgrading of the kitchen and shower room, new gas central heating boiler and extensive redecoration.



The net floor area extends to a very generous 2,300 sqft and there are lovely views to the front over Beaminster to the church and surrounding countryside.

#### THE MAIN HOUSE

Ground floor – Reception hall, living room, dining room, kitchen/breakfast room, side hall, cloakroom, utility, garden room, study

First floor - Landing, four bedrooms (from the 4th bedroom there is an interconnecting door to the annexe), shower room

#### THE ANNEXE/WING

Accessed via external covered stairway or via the 4th bedroom within the main house - Hall, living room, kitchen, bedroom with balcony, bathroom.

#### OUTSIDE

The house is approached through double 5-bar gates onto the driveway providing parking and turning area and leading to the integral single garage.

There are well stocked front gardens down to lawn together with raised timber decking (for the morning sunshine), together with a whole range of shrubs and plants. There is a pedestrian side access leading to the rear garden, which enjoys a favoured south-westerly aspect and is fully enclosed with attractively paved patio areas immediately adjoining the rear of the property. Beyond lies areas of lawned gardens with an abundance of shrubs, plants and trees together with a vegetable garden and two timber garden sheds. There is a pedestrian rear gate off Green Cross Drive.

#### SITUATION

The property is pleasantly located on the western side of the town. It enjoys a great situation and best of both worlds being close to open countryside and within just 10-15 minutes' level walking distance of The Square. There is also a very handy convenience shop just around the corner, plus a nearby primary school. 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 and bespoke shopping. There is a thriving local community served by the churches, primary and secondary schools, public houses, medical centre, dentist's surgery plus popular cafes and restaurants. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB) and the town centre is a Conservation Area.

The thriving market town of Bridport is within easy reach and offers a larger range of facilities and is well known for its twice weekly street market. The beautiful Jurassic coastline is also nearby at West Bay, with its harbour, bathing beaches and coastal walks. The towns of Crewkerne and Dorchester are also within easy reach, with mainline rail services to London.

#### SERVICES

All mains services. Gas-fired central heating.

#### VIEWINGS

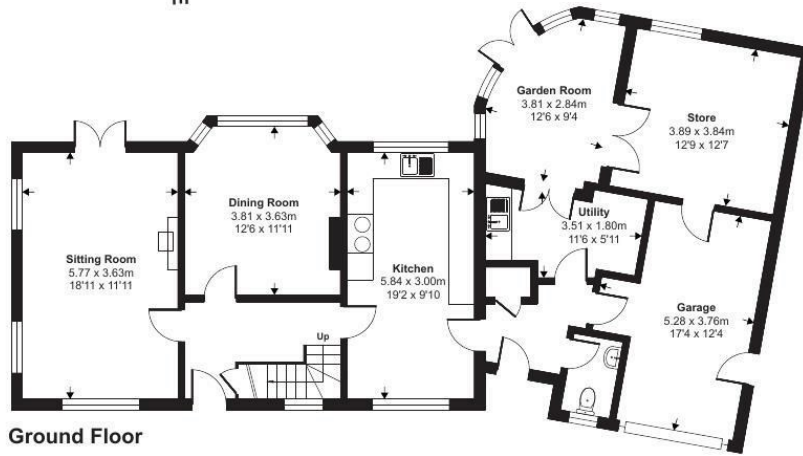
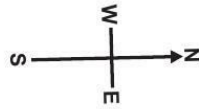
Strictly by appointment through Stags Bridport.

#### DIRECTIONS

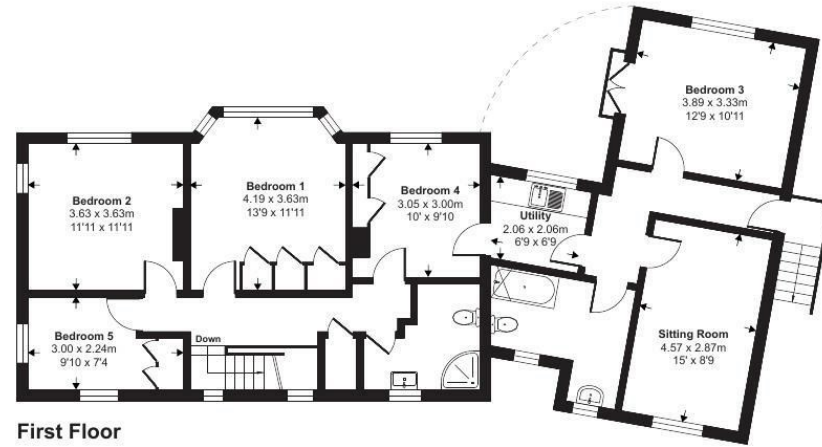
From Bridport take the A3066 to Beaminster. Continue past The Square into Hogshill Street and at the mini-roundabout turn left onto Broadwindsor Road. On passing the shop take the 1st left to Stoke Road and Barrowdene House will be seen after a short distance on the right.



Approximate Area = 2318 sq ft / 215.3 sq m  
 Garage = 170 sq ft / 15.7 sq m  
 Total = 2488 sq ft / 231 sq m  
 For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1079449

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London