



Orchard House



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14a Higher Green, Beaminster, Dorset DT8 3SE

Town Centre 0.5 mile. Bridport 6 miles. Crewkerne 7 miles.

A very attractive and well appointed individual newly built detached house with wonderful far-reaching views over the surrounding countryside. EPC B. Council Tax F. Freehold.

- Attractive newly built house
- Very impressive specification
- 4 Bedrooms, 3 bathrooms (1 en-suite)
- Large kitchen/dining/family room
- Easy reach of The Square
- Spacious 1,900sqft
- Panoramic country views
- Living room, bedroom 5/office suite
- Landscaped gardens
- Freehold. Council Tax Band F

Guide Price £910,000

The Property

Orchard House is a very attractive, impressive and well appointed, individual detached house, in a lovely setting with wonderful panoramic far-reaching views over the surrounding countryside and the town. It was completed in early 2021 for the owners and traditionally built with colour-washed rendered elevations under a slate roof. There is the benefit of the balance of a Pro Tech 10 year warranty. The house was finished to an excellent standard and benefits from low maintenance and low running costs. It is highly energy efficient.

The impressive specification includes gas-fired central heating (underfloor to ground floor and traditional cast iron radiators to first floor), pressurised hot water system, contemporary kitchen with comprehensive units including a pull-out larder, built-in recycling drawer, island and breakfast bar plus quartz worktops and extensive appliances (Bosch electric oven, electric oven/microwave, induction hob, integrated deep fridge and integrated freezer, dishwasher and wine cooler), matching quality units to utility, water softener, oak veneer inner doors, uPVC anthracite sealed unit windows/doors (Heavers of Bridport), Kamdean flooring, solid oak stairs, contemporary log effect gas fire, LED downlighters, attractive contemporary sanitaryware, landscaped gardens and garage with remote controlled door.

The accommodation is well proportioned and bright with a contemporary semi-open plan living space. It is very flexible with optional ground floor bedroom with adjoining shower room, ideal for a dependant relative or guest etc. The wonderful views take in Beaminster Down, the town and the surrounding rolling hills. From the front garden there are views to Beaminster church



Briefly extending to:

Ground floor - Large pillared porch, living room with concealed coats cupboard, large kitchen/dining/family room with bi-folding doors, utility, bedroom 5/office, shower room

First floor - Galleried landing with French doors to glass sided and chrome balcony, taking advantage of the wonderful views, principal bedroom with wardrobes and en-suite shower room, three further bedrooms, bathroom/shower room and walk-in airing cupboard.

OUTSIDE

In total, the plot extends to a generous 0.173 acre.

The house is set well back and approached over a tarmac area with double hardwood Dorset gates onto a large gravelled driveway with turning and parking area leading to a detached garage with remote control up and over door.

Landscaped front gardens with paved terrace, retaining walls and lawn, side access with paved pathway. Attractive rear garden with lawn, mature apple tree, hawthorn and paved terrace.

SITUATION

The property enjoys a lovely location overlooking open countryside and within easy reach of all the facilities. Beaminster is a very attractive and sought after historic town. The town centre is designated a Conservation Area and is well known for its delightful Square, with an excellent range of local facilities, shops, restaurants, hotels and schools. The surrounding locality contains some of the finest scenery in the county and includes the well known viewpoints of Pilsdon Pen, Golden Cap and Eggardon Hill Fort. The area is designated as being one of outstanding natural beauty (AONB) and there are some fine opportunities for walking etc. The thriving market town of Bridport and the beautiful World Heritage Jurassic Coast is only about 15/20 minutes away by car. Nearby Crewkerne has a mainline rail station to London Waterloo.

SERVICES

Mains gas, mains drainage, mains electricity, mains water Gas-fired central heating (part underfloor).

Broadband

Standard Speed 16mbps

Superfast Speed 36mbps

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and out. (Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

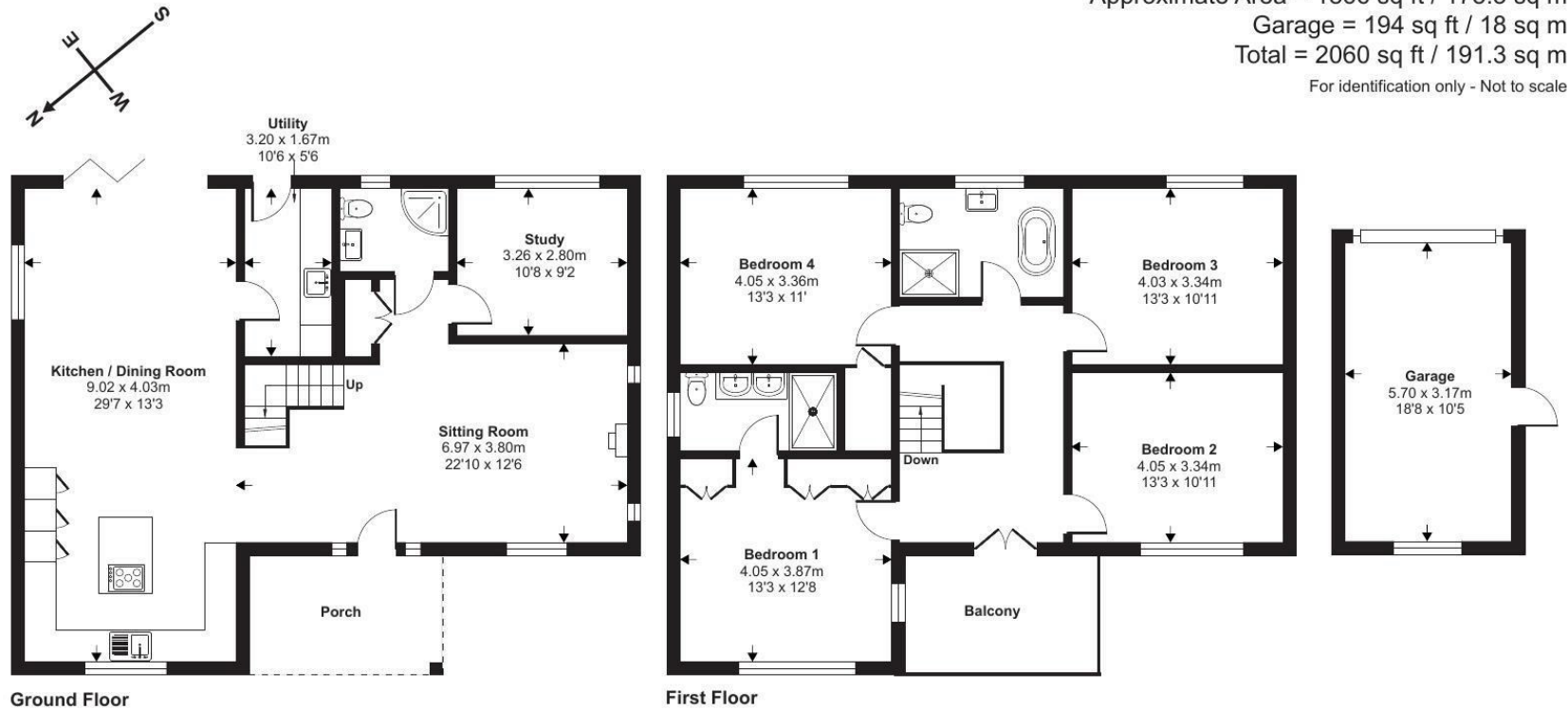
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow A3066 to Beaminster and turn right at The Red Lion. Follow North Street for approximately ½ mile and Orchard House can be found on the right, just past the national speed limit sign.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1244226

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		93
(61-81) B	86	
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) 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



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