



Highlands







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Kittwhistle, Beaminster, Dorset, DT8 3LG

Beaminster 6 miles. Crewkerne 5 miles. Lyme Regis/Jurassic Coast 11 miles.

A charming and much improved detached period house with adjoining annexe, set in large gardens adjoining fields and enjoying wonderful long range views in a country setting.

- Charming newly improved character house with annexe/ wing
- 4 Bedrooms, 3 bathrooms
- Adjoining 2 bedroomed annexe
- Total 2 Reception rooms
- Large main kitchen/dining room
- Many character features
- Large gardens adjoining fields
- Garage and parking
- Lovely country location & views to sea
- Freehold. Council Tax Band D

Guide Price £670,000

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THE PROPERTY

Highlands is a charming and much improved detached period house with adjoining annexe, set in large gardens backing onto fields and enjoying wonderful long range views in a delightful country setting.

It is believed to date back some 200-300 years, with later additions and was formerly a public house, closing in 1956. Under the current ownership since 2022 Highlands has been subject to extensive modernisation, alteration and enlargement, to now create a wonderful character home with annexe and well appointed with all modern, high standard, amenities.

The extensive structural works include complete re-roofing, insulation, internal lining of walls, rewiring, alteration of the layout and the building of a single storey adjoining annexe.

The excellent specification includes electric heating, uPVC windows and doors, Velux windows, quality country style kitchen with solid oak worktops and island, Zanussi electric double oven, electric induction hob with built-in extractor fan, integrated dishwasher and space/plumbing for American style fridge, utility with matching units, attractive bathroom/shower room fittings (family bathroom featuring a rolltop bath and separate shower), oak flooring to ground floor and fitted carpets to first floor, together with oak veneered doors.

The numerous character features include window seats, exposure of the former circular secondary staircase, flagstone Blue Lias flooring, brick inglenook fireplace with wood burner, second fireplace with wood burner, living room with vaulted oak framed ceiling and a brick fireplace to the ground floor fourth bedroom.

THE ANNEXE

The annexe is well appointed with contemporary kitchen, including electric oven and induction hob, attractive shower room and floor coverings.

The accommodation, as a whole, is extensive and versatile to be used as one large home or the main home plus adjoining annexe, suitable for a whole range of uses ie second generation, holiday lettings, dependent relative etc.

Briefly, the accommodation extends to:





The Main House

Ground floor - Entrance porch, reception hall, snug with French doors, living room with secret bookcase door to annexe, kitchen/dining room, utility with door and proposed external stairs, inner hall, 4th bedroom/further reception with outside door, cloakroom, separate shower room

First floor - Landing, principal bedroom suite – bedroom, door to balcony and external stairs, walk-in wardrobe and en-suite shower room – 2 further bedrooms, bathroom/shower room.

The Annexe/Interconnecting Accommodation

Hall, open plan living room/kitchen with French doors, 2 bedrooms, shower room, veranda.

OUTSIDE

In total, the plot extends to about one-fifth of an acre, adjoining fields and having wonderful long range country views.

Extensive landscaping works have been carried out together with the building of a new garage, new parking and laid out gardens with attractive features.

Gravel driveway to detached garage with lean-to store. Attractively laid out front gardens with terracing, retaining walls, sleeper steps and lawns. To the rear is a secondary concrete driveway, further lawned garden and paved terracing.

SITUATION

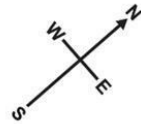
Kittwhistle is a delightful hamlet set in beautiful rolling countryside on the Dorset/Somerset and Devon borders. Local facilities include a garage/petrol station, church and there is a public house nearby at Laymore. The immediate locality is designated as one of outstanding natural beauty (AONB) and there are numerous wonderful walking opportunities on your doorstep. Although in a country setting, it is far from isolated, being within only a few miles from the villages of Winsham, Thorncombe, Drimpton and Broadwindsor, which all offer a good range of local amenities. Within easy driving distance are the towns of Chard, Crewkerne and Axminster (the latter two have mainline rail services to London). Yeovil, Beaminster, Bridport, Lyme Regis and the beautiful World Heritage coastline are within approximately 20 minutes' driving distance. Windwhistle Golf & Country Club and Forde Abbey are also within easy driving distance.

SERVICES

Mains electricity and water. Private drainage (private treatment plant newly installed).

VIEWINGS

Strictly by appointment with Stags Bridport.



Approximate Area = 2295 sq ft / 213.2 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 2490 sq ft / 231.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1263669



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 