



Higher Green House





# Higher Green House

Beaminster, Dorset, DT8 3SE

A fantastic opportunity to acquire a substantial house in a wonderful setting on the edge of the sought after town of Beaminster just a short drive from the Jurassic Coast and surrounded by the rolling hills of the West Dorset countryside.

- Stunning southerly aspect
- Just under an acre of land
- Indoor pool
- Annexe potential
- Freehold
- In need of modernisation
- Parking and garage
- Three bed four receptions
- Internal lift to bedroom
- EPC D CTB G

## Guide Price £995,000

A substantial South facing detached house in a stunning position enjoying wonderful views in all directions, with glimpses of the sea in the far distance on a clear day. The property was built in the 1970's of standard construction under a tiled roof, offering elegant, light and spacious rooms, many with picture windows and wonderful outlooks. The property is in need of modernisation but offers huge potential to improve what is already a lovely house in a very special setting on the edge of Beaminster.

The property sits in just under an acre of grounds and benefits from a double garage, ample parking on the private driveway and an indoor swimming pool. The layout offers much flexibility with the potential to create a separate annexe for income potential or multi-generation living. The oil fired boiler was replaced in recent years, the drainage and water are both mains supplied. Solar panels generate an annual income.

Directions What3words- ///muddle.copying.trickled

The immediate area is designated as being one of outstanding natural beauty (AONB) with wonderful walking opportunities right on the doorstep as well as excellent facilities in Beaminster such as independent shops and eateries, a mini supermarket, doctors surgeries, green grocer and bakery, bookshop, florist and library. Mainline trains to London are accessed in nearby Crewkerne.

Broadband - Standard up to 1Mbps and Superfast up to 3Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(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).









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		76
(81-91) B		
(69-80) C		
(55-68) D	56	
(49-54) E		56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 5129 sq ft / 476.4 sq m (includes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1306609



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