



THE OLD DAIRY AXE ROAD

Beaminster, DT8 3RJ

Price Guide £325,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

A two bedroom barn conversion converted in 2003, the property benefits from a rural position, beautiful views, double car port and no onward chain. The accommodation in brief comprises entrance hall, sitting/dining room, kitchen, utility room, cloakroom, two bedrooms and a bathroom. To the rear the garden is enclosed overlooking farmland.

Situation

Drimpton is a popular village with a playground, football pitch, village hall and it's own public house. Situated just north of Beaminster and south of Crewkerne the village offers a laid back feel with easy access to amenities such as a shops, railway services, doctors surgeries, schools all a short drive away.

The local area

Yeovil, 12.6 miles / Taunton, 21 miles / Dorset Coast, 11.9 miles / Mainline railway stations available at Crewkerne (London Waterloo or Exeter) and Taunton (London Paddington).

Local Authority

South Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating:

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



PROPERTY DESCRIPTION

Entrance Hall

With a window to the front aspect, radiator and a storage cupboard. Doors into:

Sitting/Dining Room

20'6" × 12'11" (6.27 × 3.95)

With dual aspect windows to the front and rear. Woodburning stove, beams and two radiators.

Kitchen

11'1" × 8'0" (3.38 × 2.45)

With a window to the front aspect. Fitted kitchen comprising wall and base units, drawers and work surfaces over. One and a half bowl stainless steel sink/drainers, electric hob and space for fridge/freezer. Spotlights and tiling to all splash prone areas.

Utility Room

7'10" × 4'8" (2.40 × 1.44)

With a door to the rear aspect opening out into the garden. Base unit, stainless steel sink/drainers, space for washing machine and beams.

Cloakroom

With a window to the rear aspect. Suite comprising low level WC and a wash hand basin with tiled splashbacks.

Bedroom One

12'9" × 10'0" plus door recess (3.90 × 3.06 plus door recess)

With two windows to the front aspect, beams and a radiator.

Bedroom Two

9'10" × 7'10" (3.00 × 2.39)

With a window to the rear aspect, beams and a radiator.

Bathroom

With a window to the rear aspect. Suite comprising panelled bath, separate shower, low level WC, wash hand basin, beam, extractor fan, radiator and tiling to all splash prone areas.

Double Car Port

16'5" × 13'9" (5.01 × 4.21)

Light and power. Door into:

Store

7'4" × 4'1" (2.25 × 1.25)

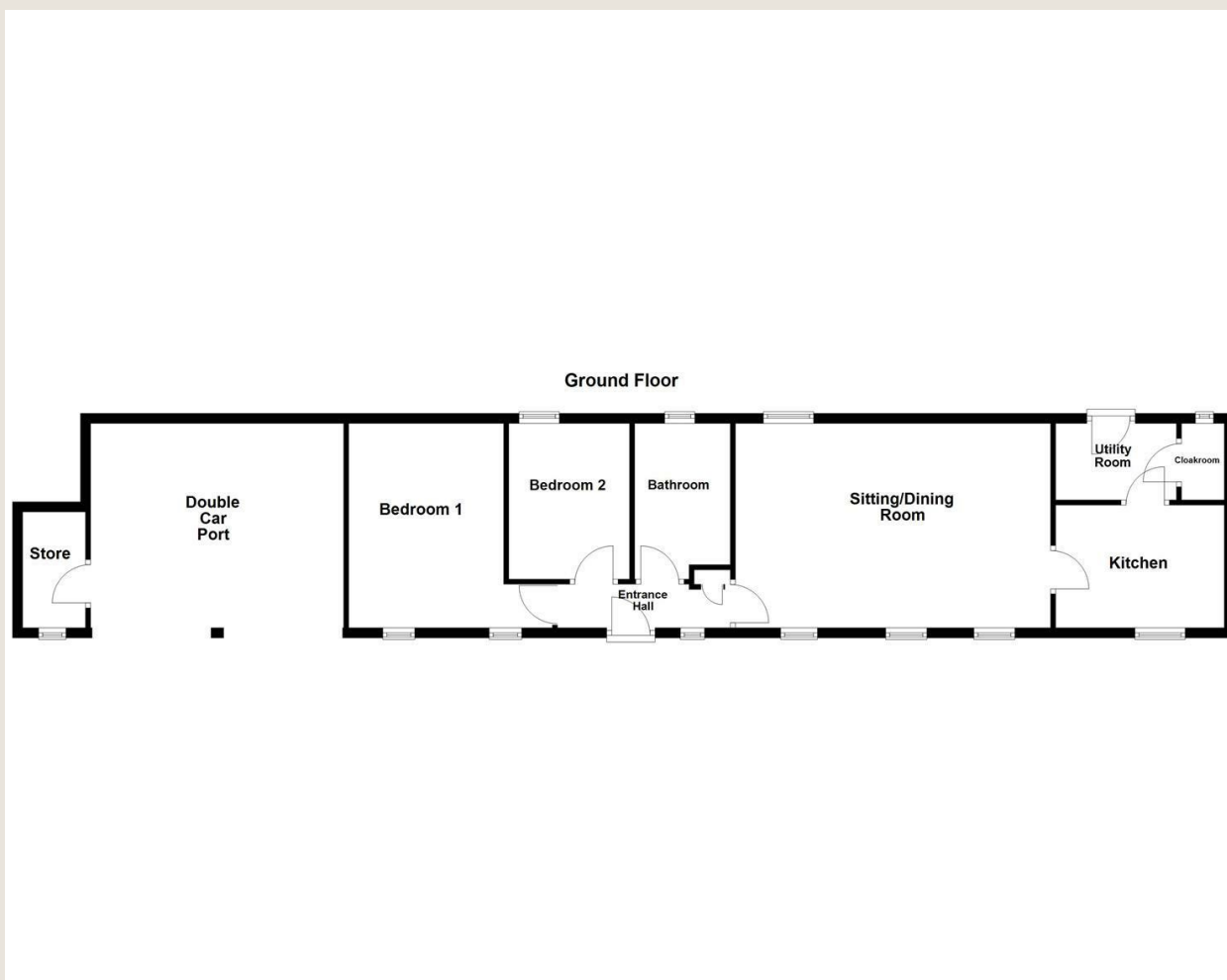
A useful store with a window to the front.

Outside

The rear garden is a lovely size, mainly laid to lawn, oil fired central heating boiler and oil tank.

Agents Note

Council Tax Band - D. Mains electricity and water. Drainage - private digester which is shared with the neighbouring properties. Wood burning stove installed in December 2023. The central heating was installed in September 2023 and last serviced in October 2025. There is an annual service charge of £480, 5 properties contribute for the upkeep of the communal areas and treatment plan.



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

