THE GREEN

Beaminster, DT8 3SD

Price Guide £475,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located on the outskirts of the charming town of Beaminster, Grey Cottage which is Grade 2 listed has superb far reaching rural views. The house boasts a traditional design, reflecting the character and charm of the local architecture. Inside, you will find spacious living areas that are perfect for both relaxation and entertaining. The kitchen/breakfast room is designed for practicality and style, catering to all your culinary needs. Natural light floods through the windows, creating a warm and inviting atmosphere throughout the home. The bedrooms are generously sized, providing comfortable spaces for rest and privacy. The property also features gardens, offering a perfect spot for outdoor activities or simply enjoying the fresh air.

Situation

The local area
6.0 miles – Bridport
6.2 miles – Crewkerne
7.4 miles – Jurassic Coast

*All distances are approximate and sourced from Google Maps

The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport ,Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

Local Authority

Dorset Council Tax Band: E
Tenure: Freehold
EPC Rating:

PROPERTY DESCRIPTION

Hall
Radiator and stairs to first floor.

Sitting Room
A light and spacious room with stone fireplace,triple aspect and 3 radiators.

Dining Room
Stone fireplace with wood burner, radiator.

Kitchen/Breakfast Room
A delightful room around which family life will revolve with good range of cupboards and drawers, double drainer sink unit, plumbing for washing machine and dish washer ,radiator, cupboard with gas boiler, fitted oven, hob and extractor fan.

Cloakroom
Suite comprising hand basin and low level w/c.

Store room
Double doors to front garden.

Garden Room
Door to rear garden.

First Floor

Landing
A spacious area with radiator.

Bedroom One
A splendid room with rural views, dual aspect, wardrobe. window seat and radiator.

En Suite
Suite comprising shower cubicle, hand basin, low level w/c, ,airing cupboard and radiator.

Bedroom Two
Radiator, dual aspect and rural views.

Bedroom Three
Radiator and window seat.

Bathroom
Suite comprising panelled bath, shower cubicle, hand basin and low level w/c.

Outside
Attached Single Garage.
2 useful stores.

Gardens
The front garden is paved with a circular flower bed and parking space.

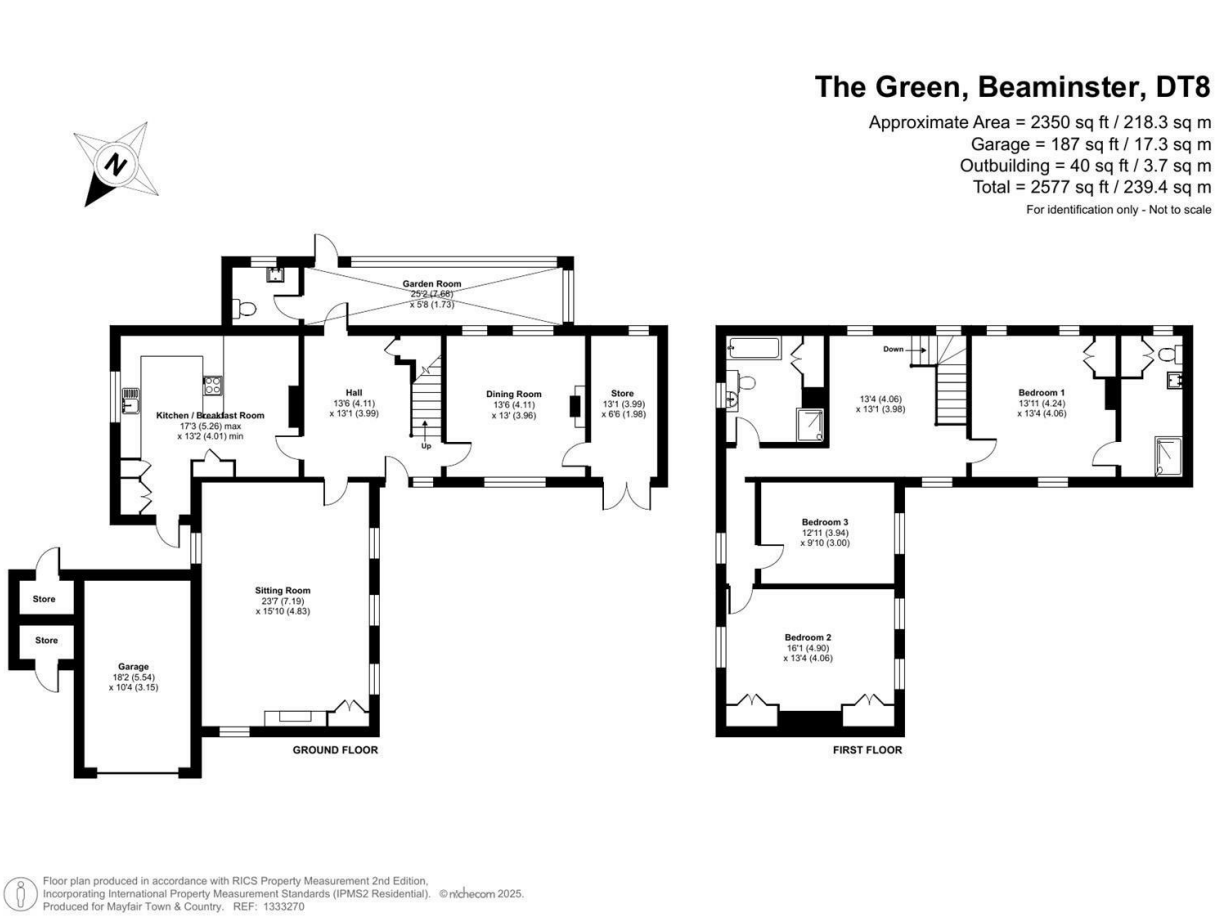
The rear gardens are part walled and comprise lawn, fruit trees and well stocked shrub/flower borders.

Material Information_
Additional information not previously mentioned
- Mains electric, gas and water.
- Gas fired central heating.
- Mains drainage.
- Broadband and Mobile signal or coverage in the area.

Council Tax Band E

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the
Ofcom checkers below:
checker.ofcom.org.uk/en-gb/mobile-coverage
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:
flood-map-for-planning.service.gov.uk/location



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

01308 862606

beaminster@mayfairproperties.net

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)

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