



THE OLD DAIRY 5 SOUTH DIBBERFORD FARM

Nr Beaminster, DT8 3HD

Price Guide £410,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the picturesque countryside near Beaminster, The Old Dairy at South Dibberford Farm presents a charming opportunity for those seeking a rural lifestyle. The property boasts a traditional design that harmonises beautifully with its natural surroundings. Inside, you will find spacious living areas filled with natural light, creating a warm and inviting atmosphere. The kitchen is perfect for culinary enthusiasts, while the comfortable bedrooms provide a peaceful retreat at the end of the day. The gardens surrounding the house offer ample space for outdoor activities and gardening. This idyllic setting is ideal for anyone looking to embrace a slower pace of life. The copse is an area which could be developed with the usual planning consents.”
In summary, this property is a rare gem that combines the charm of rural living with modern comforts. South Dibberford Farm is a wonderful place to call home.

Situation

The local area*
5.8 miles – Crewkerne
6.6 miles – Bridport
1.6 Miles - Mosterton
7.9 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 centre, dentist, other professional services and many social and sporting activities including golf at Bridport. There are also a number of independent shops including a butcher and florist. The nearby village of Mosterton also has amenities including school, shop and public house. 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: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTION

Porch

Tiled floor.

Entrance Hall

Night storage heater.

Living Room

Feature stone fireplace with wood burner and log store. Night storage heater and doors to the terrace and rear gardens.

Dining Room

Night storage heater.

Kitchen

Sink unit with mixer tap, fitted double oven, hob and extractor unit, larder, tiled, floor, night storage heater and good range of cupboards and drawers.

Bedroom One

Night storage heater, wardrobe. Overlooking the rear garden.

Bathroom

Suite comprising panelled bath with shower attachment, hand basin, low level w/c.

Bedroom Two

Storage heater. Overlooking the rear garden. built in wardrobes.

En Suite Bathroom

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

Outside

Shared access leading to a large single garage and a paved private parking area for multiple vehicles.

A public right of way exists between the road (access via a stile) and the field - across the copse. In practice nobody uses the stile. There is an informal agreement with neighbours to access the same field to walk / exercise their dogs etc.

Gardens

The gardens are an attractive feature with the front gardens being walled with lawn and well stocked flower/shrub borders.

The rear gardens adjoin open farmland are hedged and comprise gravelled terrace and shrub borders.

There is a further large area of garden/copse with mature trees adjoining the parking area.

The copse is an area which could be developed with the usual planning consents.

Material Information

Additional information not previously mentioned

- Mains electric and water
- Heating electric room heating.
- Sewerage septic tank which is shared and has shared maintenance costs-part of the annual service charge (see Agents note below)
- Broadband and Mobile signal or coverage in the area.

Council Tax Band E

. Annual Service Charge - £296.90

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

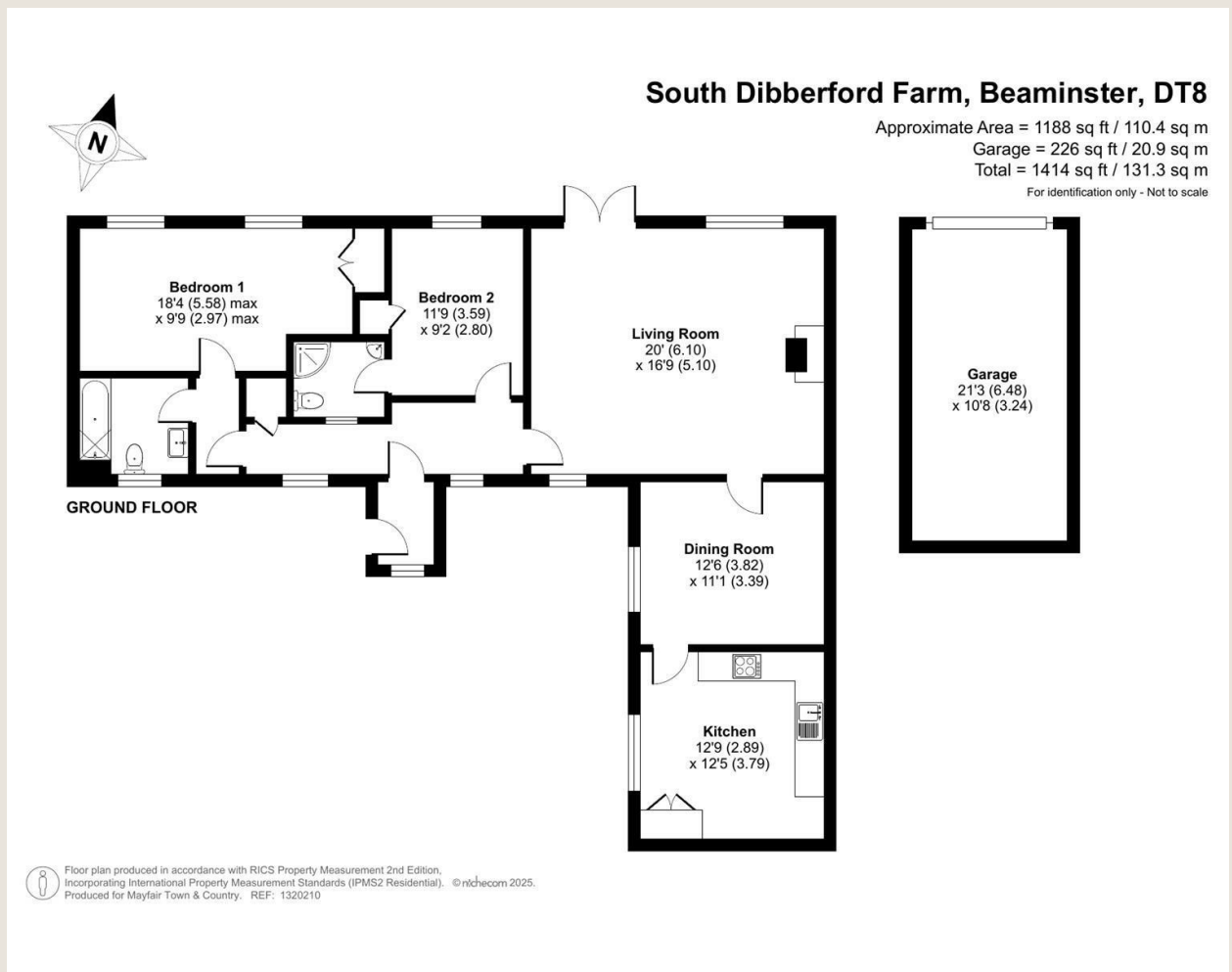
Flood Information:

flood-map-for-planning.service.gov.uk/location

Agents Note

A video of this superb property can be viewed on our Facebook or Instagram page.

There is a small annual service charge set up by the residents for maintenance of communal ground area which is currently £296.90 .



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)

