



MANOR FARMHOUSE

Drimpton, DT8 3RD

Price Guide £1,100,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the charming village of Drimpton, Beaminster, this exquisite detached house offers a perfect blend of period charm and contemporary style. With four generously sized reception rooms, this property provides ample space for both relaxation and entertaining. The open plan kitchen, dining, and breakfast room is a delightful feature, ideal for family gatherings or hosting friends. The residence boasts four well-appointed bedrooms, ensuring comfort and privacy for all family members or guests.

One of the standout features of this home is the indoor swimming pool, a luxurious addition that allows for year-round enjoyment, whether for exercise or leisure. The spacious and light accommodation throughout the property creates an inviting atmosphere, making it a perfect sanctuary to unwind after a long day. The property offers parking and garaging for several vehicles, adding to the convenience of this splendid home. There is also a range of outbuildings including stone barn, workshop, garaging and stable.

In summary, this delightful house in Drimpton is a rare find, combining spacious living with elegant design and exceptional amenities. It is an ideal choice for families or anyone seeking a tranquil yet stylish lifestyle in the heart of the beautiful Dorset countryside.

Situation

Drimpton is a small village on the Dorset/Somerset border approximately eleven miles from the coast and about five miles from both Beaminster and Crewkerne. The village facilities include superfast broadband, a public house, church, village hall and recreation ground with numerous footpaths giving access to the surrounding countryside. The village of Broadwindsor lies approximately two miles to the south-east and has a community shop, public house, village hall, church, primary school and an interesting 'Craft Centre' which has a variety of local studios and a tearoom/restaurant.

Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. The local area*

5 x miles – Beaminster

5 x miles – Crewkerne Railway Station (Direct To Waterloo)

8.8 x miles – Bridport

Local Authority

Dorset Council Tax Band: G

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(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

Stone floor and radiator.

Sitting Room

A superb and spacious room with a beamed ceiling and flagstone flooring. Feature stone fireplace with beam and wood burner, radiator and dual aspect.

Dining Room

A charming room with flagstone flooring and stairway to first floor. Fireplace with electric heater and radiator.

Kitchen

A splendid room with tiled floor and excellent range of cupboards and drawers. Aga with tiled surround, double drainer sink unit, work surfaces and tiled splashbacks, fitted oven and beamed ceiling. The kitchen is open plan to the Dining Room and Breakfast Room. This provides a magnificent hub for the house and an exceptional space to entertain friends and family.

Utility Room

Oil fired boiler and hot water system, double sink unit, plumbing for washing machine and radiator. Tiled floor.

Breakfast Room

Stone tiled floor, radiator, half panelled walls and door to Pool Room.

Garden Room

Tiled stone floor, double doors to gardens and half panelled walls.

Study

Pool Room

An attractive room with Fastlane counter current unit which is adjustable to allow for gentle or vigorous swimming.
Stone tiled surround and doors opening out on to the terrace which is a great area for alfresco dining.

Shower Room

Suite comprises of low level W/C, Shower unit, stone hand wash basin, and tiled floor, radiator

First Floor

Landing

Master Bedroom

A fantastic room with dual aspect and rural views, radiator and 2 useful wardrobes. This room can be accessed separately from the staircase in the Dining Room.

En suite Bathroom

Contemporary suite comprising double walk in shower with Monsoon head, oval shaped bath with stone surround, 2 hand basins, low level w/c, tiled floor, heated towel rail and mirror.

Dressing Room

Open fronted wardrobes with drawers and storage. Radiator.

Bedroom Two

Dual aspect, rural views and radiator.

Bedroom Three

Radiator.

Bedroom Four

Radiator and rural views.

Family Bathroom

Exposed floorboards and suite comprising of shower unit, hand basin, low level w/c panelled bath, heated towel rail and rural views.

Outside

Shared drive leading to extensive gravelled parking /turning area and garaging.

Outbuildings

Outbuilding comprising,
Stone barn
Workshop
Double Garage
Tack Room

PROPERTY DESCRIPTION

Stable

It might be possible to convert this building to extra accommodation if required. (Adjacent oil fired boiler).Subject to the necessary planning permissions.

Gardens

The gardens are an attractive feature and comprise a large paved south facing terrace adjoining the Pool Room and ideal for dining and entertaining. Lawns well stocked beds and a further terrace with pergola. Small side terrace.

Grounds

Paddock areas laid to grass with two field shelters adjoining open farmland. Total Area 1.6 acres approx.

Material Information_

Additional information not previously mentioned

- Mains electric and water .
- Private drainage.
- Oil fired central heating.
- Broadband and Mobile signal or coverage in the area.

Council Tax Band G

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







Manor Farmhouse, Drimpton

Approximate Gross Internal Area = 3974 sq ft / 369.2 sq m
 (Including Garage & Workshop)
 Store / Stable & Pump Room = 226 sq ft / 21.0 sq m
 Total = 4200 sq ft / 390.2 sq m



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:
 Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

