



## COURT BYRE COTTAGE

South Perrott, DT8 3HU

Price Guide £425,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Located in the charming village of South Perrott, Beaminster, this delightful semi-detached property offers a unique blend of modern comfort and rustic charm. This is a beautifully converted barn, boasting a superb living room that serves as the heart of the home, providing a warm and inviting space for relaxation and entertainment. This single cottage features two comfortable bedrooms, perfect for families or those seeking a peaceful retreat. The single-storey design ensures easy accessibility, making it an ideal choice for individuals of all ages. The surrounding area of South Perrott is known for its picturesque scenery and friendly community, making it a wonderful place to call home. Whether you are looking to enjoy the tranquillity of village life or explore the nearby attractions of Beaminster, this property is perfectly situated to offer the best of both worlds. In summary, this single storey barn conversion is a rare find, combining spacious living areas, charming character, and a prime location. It presents an excellent opportunity for those seeking a comfortable and inviting home in a beautiful part of Dorset.

## Situation

The local area\*  
3.1 x miles - Crewkerne  
5.3 x miles - Beaminster  
11.4 x miles - Bridport

\*Distances are approximate & sourced from Google Maps

## The local area

South Perrott is a thriving community with amenities including an active village hall hosting a variety of classes, clubs and events. Located within a Conservation Area and in a designated Area of Outstanding Natural Beauty, yet ideally situated a short distance from the nearby towns of Beaminster & Crewkerne. Crewkerne has excellent transport links with a mainline train station to London and the southeast. At the top of the hill is the famous Winyards Gap Inn with breathtaking views.

## Local Authority

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 76        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 40      |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



# PROPERTY DESCRIPTION

## Entrance Hall

Airing cupboard

## Living Room

A superb beamed and vaulted room with feature inglenook style stone fireplace with multi burner and 2 radiators.

## Kitchen

An attractive room with single drainer sink unit, good range of cupboards and drawers, fitted oven ,hob and extractor fan ,splashbacks and timber effect floor.

## Conservatory

Overlooking rear garden, door to rear garden and tiled floor.

## Bedroom One

Radiator

## Bedroom Two

Radiator

## Bathroom

Suite comprising panelled bath with shower, hand basin ,low level w/c, tiled walls and radiator.

## Outside

Attached Garage and parking space.

## Gardens

The delightful gardens are mostly located to the rear are fenced and comprise lawn and well stocked shrub/flower beds.

## Material Information\_

Additional information not previously mentioned

- Mains electric and water.

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

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

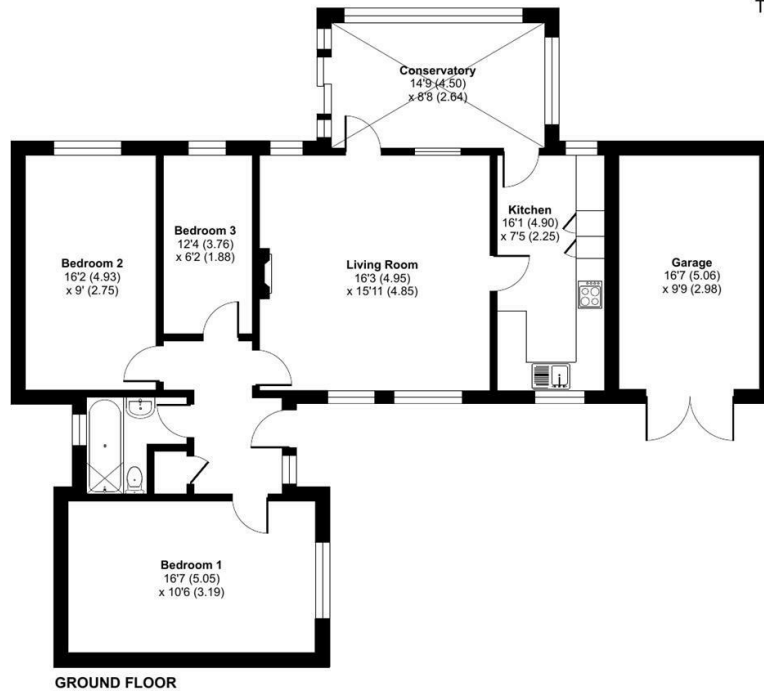
## South Perrott, Beaminster, DT8

Approximate Area = 1066 sq ft / 99 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1223 sq ft / 113.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Mayfair Town & Country. REF: 1397958



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)

