THE COACH HOUSE, SOUTH PERROTT

Beaminster, DT8 3HS

Guide Price £545,000

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TOWN & COUNTRY

PROPERTY DESCRIPTION

Set in the heart of the popular Dorset village of South Perrott, The Coach House is a characterful stone property with attractive gardens, ample parking and a large garage, offering flexible accommodation with potential for multigenerational living. Viewing comes highly recommended.

Situation

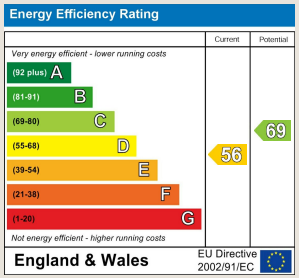
South Perrott is a thriving, friendly community within a designated Area of Outstanding Natural Beauty, with a busy village hall, easy access to the market towns of Beaminster and Crewkerne, and the famous Winyards Gap Inn with its breathtaking views nearby. Crewkerne's mainline station provides convenient connections to London and the South East.

The local area

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

Local Authority

Dorset Council Tax Band: F
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Set in the heart of the popular Dorset village of South Perrott, The Coach House is a characterful stone property with attractive gardens, ample parking and a large garage. Offering flexible accommodation well suited to modern family life or multigenerational living, it has five bedrooms, including a master with dressing room and en-suite, together with a family bathroom and separate shower room.
The ground floor features a comfortable living room which flows into a substantial conservatory spanning the rear of the house, filling it with natural light. A large dining room, spacious kitchen, utility room and cloakroom complete the accommodation. There is also scope to enlarge the property further by converting the loft, subject to the necessary consents. The outdoor space is a particular highlight.
The rear garden is a suntrap with lawns, raised beds, patio seating areas and a greenhouse. A large summerhouse offers potential as a home office, gym or entertaining space, and a small stream runs along the garden boundary. Practical features include a workshop, extensive covered storage and a large garage with electric roller door.

Porch

Timber entrance door with a glazed panel, French doors with inset bevelled glass panels leading into:

Entrance Hall

Radiator, stairs rising to the first floor with a large storage cupboard under.

Sitting Room

18'4" x 12'11" (5.59 x 3.96)
With a window to the front aspect and french doors opening into the conservatory. Woodburning stove, wall lights and a radiator.

Conservatory

28'10" x 9'3" (8.79 x 2.82)
Built of uPVC construction with a door leading outside, wall lights, radiator and lovely views of the garden.

Dining Room

18'0" x 12'5" (5.49 x 3.81)
With a window to the front aspect and a radiator.

Kitchen/Breakfast Room

15'7" x 12'9" (4.75 x 3.89)
With dual aspect windows to the side and rear and a single door opening out into the garden. Fitted kitchen comprising wall and base units with solid oak doors and wrought iron door furniture, drawers and work surfaces over. One and a half bowl sink/drainer, integrated double oven, hob and an extractor fan over. Space for fridge/freezer, radiator and tiling to all splash prone areas.

Utility Room

With dual aspect windows to the front and side and a door leading out into the garden. Storage cupboards, sink/drainer, large storage cupboard/pantry and space for washing machine. Door into cloakroom with low level WC and a wash hand basin with tiled splashbacks.

Landing

Access to the loft, a third of which is boarded for storage, and doors into:

Master Bedroom with Dressing Room

17'10" x 13'1" (5.44 x 4.01)
With dual aspect windows to the front and rear, built in wardrobes and a radiator. an inner hallway leads to the dressing room with ample storage and a velux window, and the:

Ensuite

With a window to the side aspect. Suite comprising panelled bath with hand held shower, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Bedroom Two

12'9" x 9'6" (3.89 x 2.90)
With a window to the rear aspect and a radiator.

Bedroom Three

12'9" x 7'10" (3.91 x 2.39)
With a window to the rear aspect and a radiator.

Bedroom Four

11'8" x 9'8" (3.56 x 2.95)
With a window to the front aspect, feature stained glass door and a radiator.

Bedroom Five

8'11" x 8'2" (2.74 x 2.51)
With a window to the front aspect and a radiator.

Bathroom

With a window to the front aspect. Suite comprising panelled bath with shower over, low level WC, wash hand basin, radiator and tiling to all splash prone areas.

Shower Room

Suite comprising shower cubicle, low level WC, wash hand basin, radiator, extractor fan and tiling to all splash prone areas.

Outside

The property has a large driveway to the front with parking for 6/7 vehicles, with electric roller door to the garage. A side door gives access through a covered side storage area and workshop to the rear garden. The rear garden is a lovely size with various patio seating areas, a large lawn bordered by flower beds filled with mature plants, shrubs and fruit trees, raised beds, greenhouse and large summerhouse. The stream runs along the bottom boundary of the garden.

Garage

21'9" x 12'7" (6.65 x 3.86)
Electric roller door, light and power, rear window and side door into the conservatory.

Side Storage Area

27'2" x 7'8" (8.30 x 2.34)
Timber framed with side door into the utility room, door to the front driveway, light and power, open plan into:

Workshop

19'4" x 9'6" (5.90 x 2.90)
Timber framed, light and power, windows to the side and rear, door into the garden.

Summer House

18'0" x 18'0" (5.50 x 5.50)
Timber framed and double glazed with light and power connected.

Agents Note

Council Tax Band F. Mains water, drainage and electricity. Oil fired central heating system installed 2020. A small section of the driveway is situated on land owned by South Western Electricity Board. The property benefits from a covenant granting rights to use this area, subject to the Electricity Board retaining access rights to equipment located adjacent to the house. The property is being sold with no onward chain.

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

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crewkerne@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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