33 HOGSHILL STREET

Beaminster, DT8 3AG

Price £325,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A well presented, two storey coach house situated a short stroll from Beaminster Square. Once forming part of the town's Grammar School, the property has retained many characterful features such as exposed beams, stunning windows and exposed Hamstone walls. Outside, the pretty cottage garden benefits from a south westerly aspect, and there is an open-fronted garage directly beneath the property.

Situation

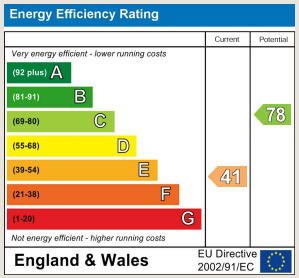
The local area*
6.5 x miles – Bridport
7.9 x miles – Jurassic Coast
6.7 x miles – Crewkerne
*All distances are approximate and sourced from Google Maps

The local area

Located a short stroll from Beaminster town centre, in a highly sought-after position. Beaminster is situated in a renowned area of Outstanding Natural Beauty and benefits from a range of amenities including schools, medical services, grocer, butcher, independent boutiques, pubs and restaurants, to name but a few!

Local Authority

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



PROPERTY DESCRIPTION

Ground Floor Entrance Hall

Private entryway with staircase rising to the first floor.

First Floor Entrance Lobby

Cupboard housing gas-fired boiler, vinyl flooring.

Sitting Room

19'9" max x 10'6" max (max x max) (6.02 max x 3.20 max (max x max))
A charming room boasting many period features with two windows to the front aspect which flood the room with natural light, and a further window to the rear offering views towards the town. Vinyl flooring, ornate fireplace with a tiled/wooden surround and an electric fire insert, exposed ceiling beams. Door opening to the entrance lobby.

Bedroom Three / Dining Room

10'5" x 9'9" (3.18 x 2.97)
A dual-aspect room with large stone mullion window to the front aspect and a further window to the side. Exposed ceiling beams.

Kitchen

9'9" x 9'9" (2.97 x 2.97)
Fitted with a matching range of floor and wall 'Shaker' style units with roll top work surfaces above, matching dresser unit, electric oven and hob with extractor above, 1 1/2 bowl sink and drainer, integrated fridge. Beautiful arched stone mullion window to the side aspect.

Utility Room

6'3" x 5'11" (1.91 x 1.80)
Fitted with a range of floor and wall mounted units, space and plumbing for white goods, 1 1/2 bowl sink and drainer, window to the rear aspect.

Bathroom

7'5" x 5'11" (2.26 x 1.80)
White suite comprising; freestanding roll-top bath, WC and wash hand basin. Velux window to the rear, exposed beams.

Shower Room

5'11" x 5'4" (1.80 x 1.63)
White suite comprising; corner shower cubicle, wash hand basin and WC. Tiled splashbacks, exposed beams.

Bedroom Four / Study

9'8" x 7'5" (2.95 x 2.26)
Versatile room with window to the front aspect.

Inner Hallway

With an open-tread staircase, leading to the second floor.

Bedroom One

23'3" x 9'1" (7.09 x 2.77)
Generous double bedroom with a wonderful circular stone mullion window to the front, exposed stone walls, eaves storage space, exposed beams, Velux window to the rear.

Bedroom Two

16'1" x 9'1" (4.90 x 2.77)
Another double bedroom with exposed stone wall and ceiling beams, eaves storage space, built-in cupboard, Velux window to the rear.

Driveway

Shared by the residents of the four neighbouring properties. Giving access to the Garage.

Garage

Open-fronted garage with power & light, outside tap, water softener. Middle space of three.

Garden

45'3" x 23'2" (13.79 x 7.06)
At the end of the driveway, there is access to the private gardens of number 33. Mainly laid to lawn with walled and hedged borders, this cottage-style garden has been well planted and hosts a number of mature flowering shrubs. Offering views towards St Mary's Church and the countryside beyond.

Tenure

Flying Freehold

Material Information ....

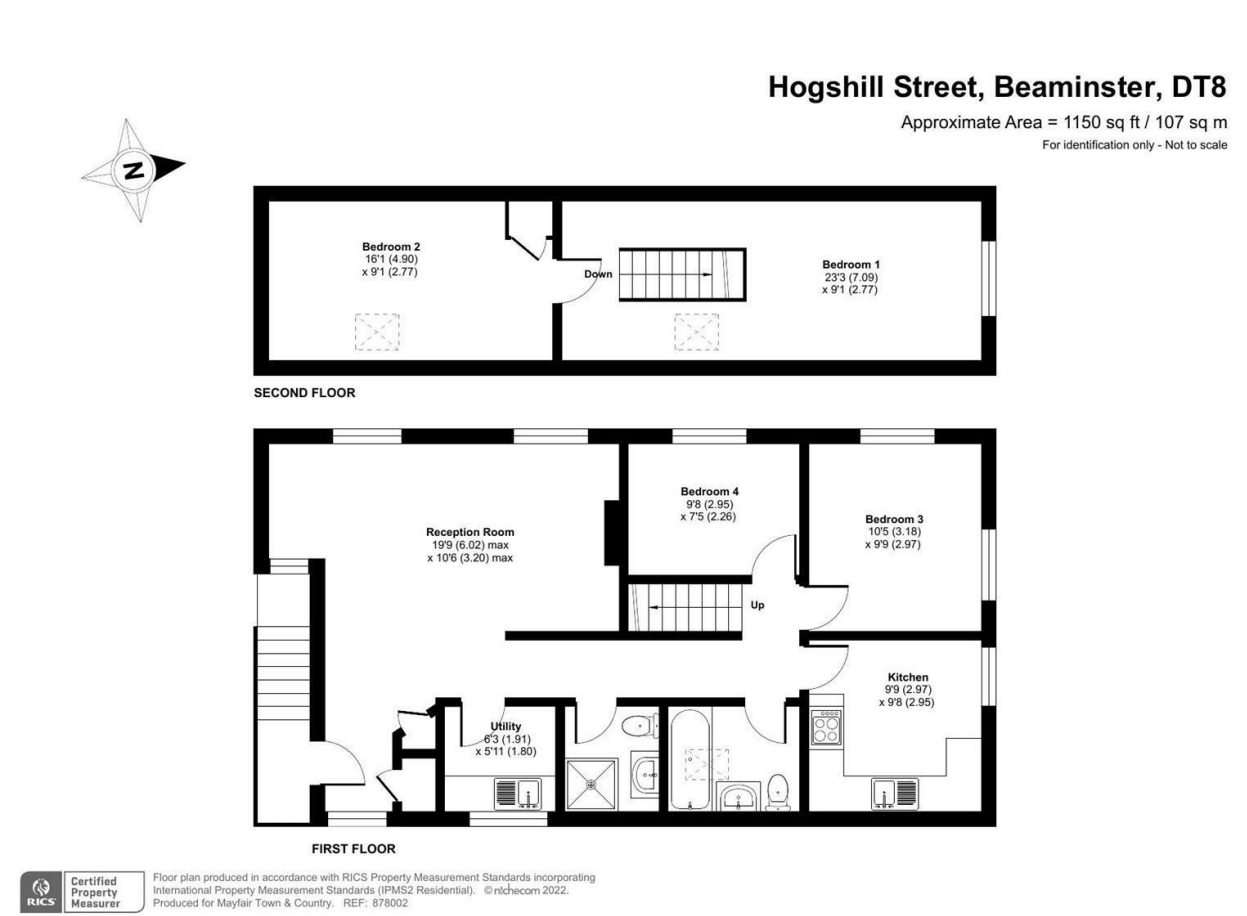
Additional information not previously mentioned
- Mains electric, gas and water
- Water metered SN 23M090506
- Gas central Heating
- Sewerage Mains
- No Flooding in the last 5 years or not.
- Broadband and Mobile signal or coverage in the area.

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
checker.ofcom.org.uk/en-gb/broadband-coverage

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

Agents Note

Property is in designated conservation area, there is a flying freehold.
Shared drive with other 'The Old School' residents for access to house and garden.
Right of access to the gardens of 31 and 35, Hogshill Street for maintenance purposes.



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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