



CLARE COTTAGE 62 THE GREEN

Beaminster, DT8 3SD

Price Guide £555,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled on the outskirts of the charming town of Beaminster, Clare Cottage which is Grade 2 listed has superb far reaching rural views and offers a delightful opportunity to acquire a lovely house in a picturesque setting. The house boasts a traditional design, reflecting the character and charm of the local architecture. Inside, you will find spacious living areas that are perfect for both relaxation and entertaining. The well-appointed kitchen is designed for practicality and style, catering to all your culinary needs. Natural light floods through the windows, creating a warm and inviting atmosphere throughout the home. The bedrooms are generously sized, providing comfortable spaces for rest and privacy. The property also features well-maintained gardens, offering a perfect spot for outdoor activities or simply enjoying the fresh air. This house at The Green is not just a property; it is a place where you can create lasting memories. Whether you are looking to settle down or invest in a charming home, this property presents an excellent opportunity in a desirable location.

Situation

The local area
 6.0 miles – Bridport
 6.2 miles – Crewkerne
 7.4 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 centres, dentist, other professional services and many social and sporting activities including golf at Bridport. 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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(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 tiled floor, stairs to first floor, understairs cupboard.

Living Room

A charming room with feature fireplace with wood burner and shelving to either side, cupboard, wood block flooring, radiator and rural views.

Dining Room

A superb room with feature fireplace and wood burner, stone tiled floor, 3 window seats, shutters to windows, 2 radiators and rural views.

Kitchen

Single drainer sink unit, splashbacks and worktops, fitted cooker and hob, range of cupboards and tiled floor.

Garden Room

Stone tiled floor and door to gardens .A lovely room for sitting and relaxing after a walk in to the town or surrounding countryside.

Utility Room

Plumbing for washing room ,deep glazed sink, radiator ad range of useful cupboards.

Boot Room

Tiled floor and radiator.

Cloakroom

Suite comprising low level w/c and hand basin.

First Floor

Landing

2 radiators and superb views.

Bedroom 1

Radiator and views.

En Suite

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

Bedroom 2

Window seat,radiator.

Bedroom 3

Window seat and radiator.

Bedroom 4

Window seat,radiator and views.

Family Bathroom

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

Garage

Parking area to front.

Outside

Front gardens with lawn and shrub beds bordered by a low stone wall.

The rear gardens are mainly lawned,bordered by hedging for privacy and have 2 paved terraces.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

Council Tax Band E

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

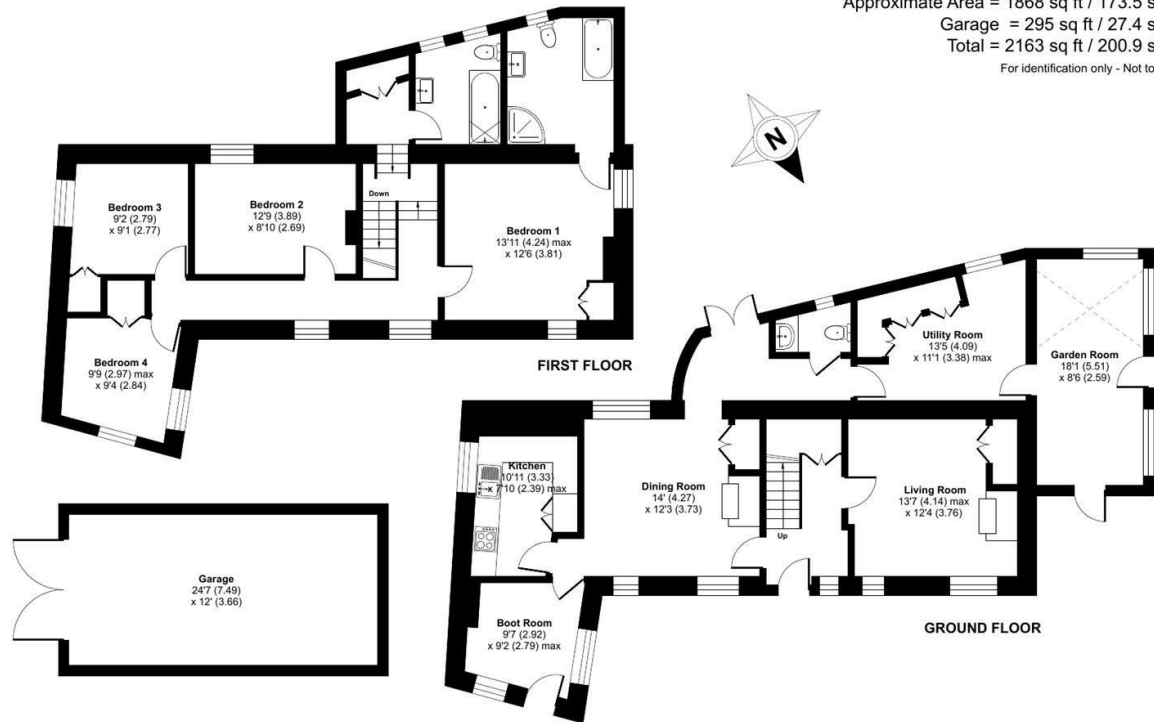
Flood Information:

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

The Green, Beaminster, DT8

Approximate Area = 1868 sq ft / 173.5 sq m
Garage = 295 sq ft / 27.4 sq m
Total = 2163 sq ft / 200.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Mayfair Town & Country. REF: 1040041



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)

