WARATAH LODGE MAIN ROAD

Beaminster, DT8 3HJ

Price £575,000

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PROPERTY DESCRIPTION

Nestled in the charming village of Mosterton, Beaminster, this splendid detached house offers a perfect blend of space and comfort. Spanning an impressive 2,239 square feet, the property boasts three inviting reception rooms, ideal for both entertaining guests and enjoying quiet family time.

With four well-proportioned bedrooms, there is ample room for a growing family or for those who simply desire extra space. The two modern bathrooms provide convenience and privacy, ensuring that morning routines run smoothly.
Accommodation comprises: Four double bedrooms, two bathrooms, reception hallway, large sitting room with log burner, study, dining room, kitchen, utlity room and downstairs cloakroom. gardens extend to 1/3 of acre and offer a high degree of privacy. Ample parking along with a detached double garage.

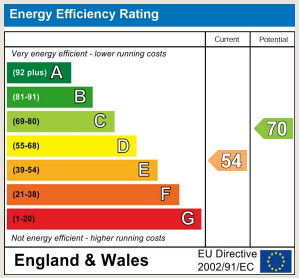
Situation

The local area*
2.5 x miles – Crewkerne
3.5 x miles – Beaminster
11.3 x miles – Jurassic Coast

*All distances are approximate and sourced from Google Maps

Local Authority

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



PROPERTY DESCRIPTION

Reception Hallway

Spacious hallway, lovely parquet flooring, superfast fibre internet recently installed by Wessex. Doors leading off to:

Sitting room

13'4" x 28'10" (4.08 x 8.80)
Lovely sunny room, triple aspect, with sliding patio doors leading out to the garden. Feature fireplace with wood burner.

Study

9'3" x 8'7" (2.82 x 2.64)
Front aspect, ideal for those working from home.

Dining room/snug

12'4" x 12'9" (3.78 x 3.91)
Duel aspect room which would make an ideal snug or second sitting room

Kitchen

11'5" x 11'6" (3.49 x 3.53)
Good range of wall and base units, which offer ample storage, 1.5 stainless steel sink/drainer with mixer tap, integrated dishwasher, double apsect, built in eye-level double oven, Ceramic tiled flooring . Door leading to side area.

Utility room

7'0" x 8'11" (2.15 x 2.73)
Single stainless steel sink, space for fridge/freezer, plumbing and space for washing machine, door leading to rear garden.

Cloakroom

Large understairs cupboard, space for coat hooks, tumble dryer, WC.

Stairs leading to first floor

Large airing cupboard

Bedroom 1

13'4" x 19'6" (4.08 x 5.95)
Very light and spacious room with own dressing room area which offers two large built in cuboards

En-suite bathroom

Double width walk-in shower, WC, vanity unit with cupboard, heated towel rail

Bedroom 2

16'0" x 8'7" (4.89 x 2.64)
Front aspect double bedroom

Bedroom 3

12'4" x 12'1" (3.78 x 3.70)
Front aspect double bedroom

Bedroom 4

11'5" x 12'4" (3.48 x 3.76)
Rear aspect double bedroom

Bathroom

Vanity unit with inset basin, storage cupboards, separate quadrant shower, bath, WC.

Material Information ....

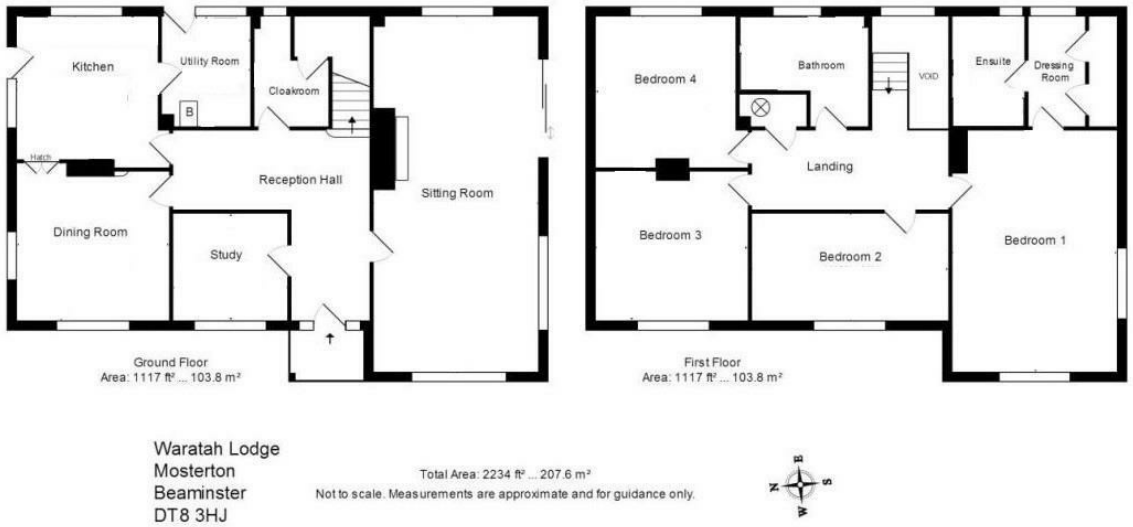
Additional information not previously mentioned
- Mains electric
- Mains Water metered
- Oil Fired central heating & wood burner
- Mains Sewerage.
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area. superfast fibre via Wessex

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

Outside

The garden offers several different areas to enjoy, originally an orchard, apple trees still remain to the side aspect. Extending to approximately one third of an acre, driveway leading to double garage,
large lawned space, vegetable patch and seating area.



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

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