The Walnuts, 2, Prout Bridge

STAGS

The Walnuts, 2, Prout Bridge

Beaminster, Dorset, DT8 3AY

Close to The Square. Bridport 6.5 miles. Crewkerne 7 miles.

A handsome and substantial Georgian period house with detached cottage and lovely large south-facing gardens in the centre of the historic town of Beaminster

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- Exceptional period house
- 4 Reception plus kitchen/dining/family room
- Cottage: 2 Bedrooms, 2 bathrooms (1 en-suite)
- Carport and garden studio
- Video available to view
- Main house: 6 Bedrooms, 5 bathrooms (4 en-suite)
- Newly converted detached cottage - Ideal annexe / home & income
- Extensive well stocked south-facing gardens
- In all about 0.5 of an acre , Highly convenient location
- Freehold. Council Tax Band G

Offers Over £1,500,000

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THE PROPERTY

2 Prout Bridge is a fine attached Georgian house together with a detached cottage and lovely extensive gardens, ideally located in the heart of Beaminster town.

The property dates back to circa 1820 with subsequent later additions in the early 1900s. It has lovely natural stone elevations and is Grade II Listed, of architectural or historic importance.

Under the current ownership since 2011 the property has undergone a comprehensive programme of high quality and sympathetic improvement together with the conversion of the former coach house/garaging to provide a lovely quality detached cottage annexe.

The house offers extensive and versatile accommodation arranged over three floors, enjoying views over the town and the surrounding countryside and hills. A whole number of character features have been retained, typical of its period, including window seats, exposed beams, flagstone flooring and vaulted beamed ceilings to the upper floors.

The impressive specification includes gas-fired central heating, fire alarm system, quality designer kitchen (Charles Yorke - with contemporary units including breakfast cupboard, granite worktops with composter bin, gas 2-oven Aga, Miele steam combination oven, oven/microwave, induction hob, griddle, pop-up extractor fan and wine cooler, Zip boiling water tap, water softener, custom oak cupboards in hallway, Amtico flooring), attractive quality bathroom/shower room fittings.

The detached cottage annexe (known as Ammonite Cottage) has been specifically designed for the elderly and also used in the past for holiday lettings. Again, it is offered to a very high standard of finish and specification with gas central heating, well equipped kitchen with electric oven and hob, and attractive quality bathroom/shower room fittings. The cottage would be ideal for a range of uses i.e. dependent relative, family/guest suite, someone working from home, long term or holiday lettings.

Briefly, the accommodation extends to:

The House

Ground floor - Reception hall, cloakroom, music room, cinema room, study, conservatory, kitchen/dining/family room with wine cellar, utility
First floor - Landing, bedroom with en-suite bathroom, bedroom with en-suite shower room, further bedroom
Second floor - Landing with pull-down ladder to large extensive and insulated attic, principal bedroom suite – bedroom, dressing room and large wet room, bedroom with en-suite shower room, bedroom, family bathroom/shower room

The Cottage

Large open plan living/dining room/kitchen, inner hall, two bedrooms, bathroom with Jack and Jill doors, utility room, shower room.

OUTSIDE

Double gates lead onto a parking area and long driveway leading to a further parking area and oak framed triple open-fronted garage with rear studio, EV charger (the garaging area has been designed to be enclosed if required and the studio would make an excellent gym etc.). Lovely extensive south-facing gardens enjoying views over the town, the church and the surrounding rolling hills.

Extensive gardens down to lawn together with orchard, wildlife pond, fine clad pergola, raised paved terrace for al fresco dining and interspersed with a whole variety of trees including impressive copper beech, apple and pear, raised beds planted with raspberries and compost bins.

SITUATION

Prout Bridge is an attractive and picturesque street containing a whole variety of historic houses and cottages, for which the town is well known and forms part of a conservation area. Beaminster is a delightful town with excellent amenities centred around The Square. It offers a wide range of facilities with convenience and bespoke shopping of a surprising variety for a town of its size.

There is a thriving local community serviced by the churches, primary and secondary schools, public houses, medical centre, dentists' surgery, community leisure facilities and popular cafes and restaurants. There are a wealth of local events and activities catering for all tastes.

The immediate area is designated as an Area of Outstanding Natural Beauty (AONB) and there is easy access to the beautiful surrounding countryside.

The thriving historic market town of Bridport is within easy reach and offers a larger range of shops and services and renowned twice weekly street market. The beautiful Jurassic coastline is also nearby at West Bay, with its harbour, bathing beaches and breathtaking coastal walks. The towns of Crewkerne and Dorchester are also very nearby with mainline rail services to London.

SERVICES

All mains services. Gas-fired central heating to both the house and the cottage. Water softener to the house.
Broadband - Standard up to 18Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available is Three for voice and data services inside and outside and EE, O2 and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

Strictly by appointment with the sole agents, Stags Bridport.

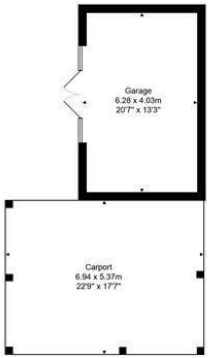
DIRECTIONS

Arriving from the Bridport direction, 2 Prout Bridge is seen on the left, just before The Square.
What3Words///willing.distracts.lace

Total Area: 419.3 m² ... 4513 ft²

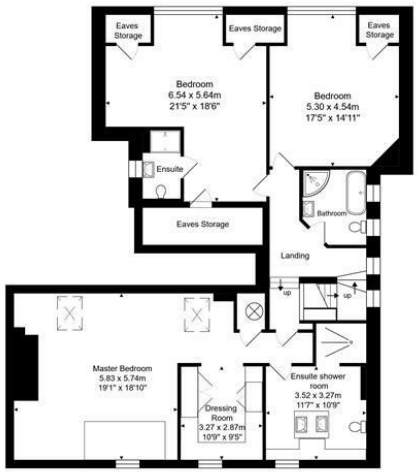
(Excluding storage areas with restricted height, garage, cottage)

Not to scale. Measurements are approximate and for guidance only.



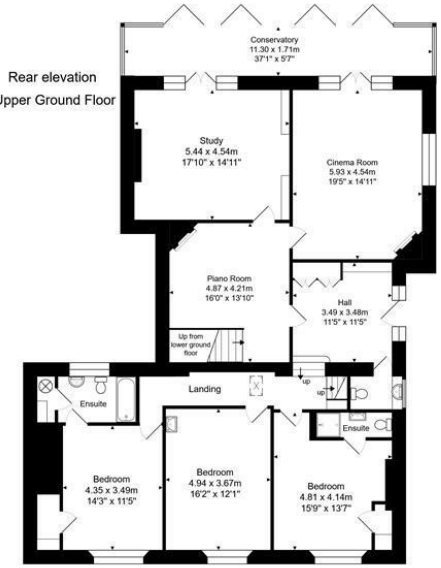
Cottage
Area 82.8m²....857ft²

First Floor

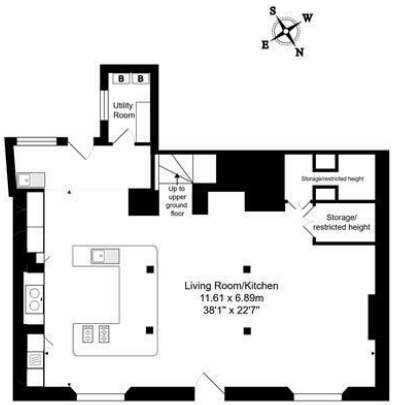


Second Floor

Rear elevation
Upper Ground Floor

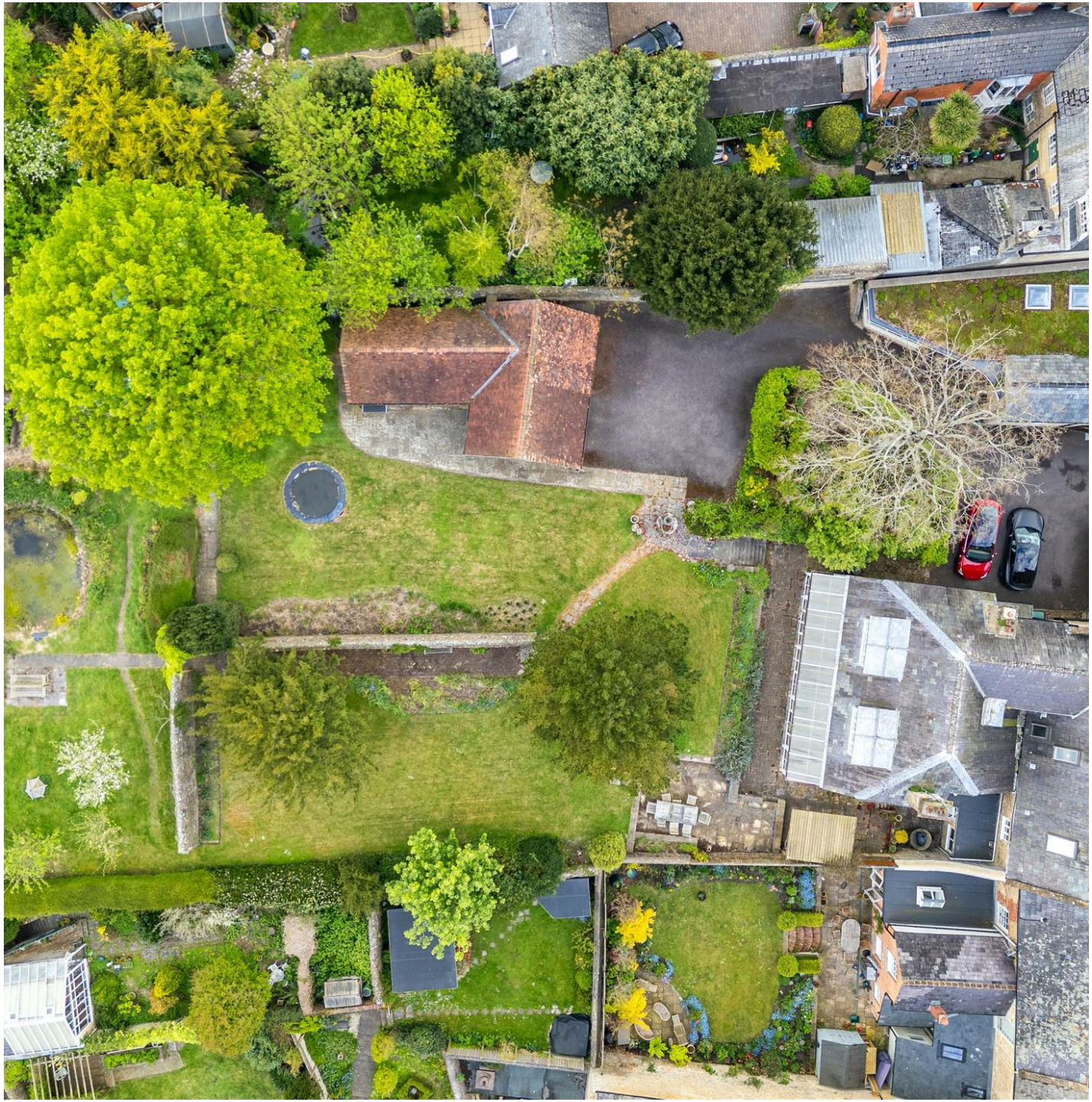


Front elevation
First floor



Lower Ground Floor

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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