



COURT STADDLE BARN PICKET LANE

South Perrott, DT8 3HU

Price £430,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A charming detached barn conversion situated in the countryside village of South Perrott. The property briefly comprises two reception rooms, wonderful open-plan kitchen diner, two double bedrooms, bathroom and downstairs WC, rear garden with rural views extending to the Church and off-road parking. Delightful well laid out detached property, with lots of character. The garden is very private with direct access onto the Parrett Trail for lovely walking routes.

Situation

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

*Distances are approximate & sourced from Google Maps

The local area

South Perrott is a thriving community with amenities including an active village hall hosting a variety of classes, clubs and events. Located within a Conservation Area and in a designated Area of Outstanding Natural Beauty, yet ideally situated a short distance from the nearby towns of Beaminster & Crewkerne. Crewkerne has excellent transport links with a mainline train station to London and the southeast. At the top of the hill is the famous Winyards Gap Inn with breathtaking views.

Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	48	
(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

Doors off to all ground floor rooms. Stairs rise to first floor. Two understairs cupboards for storage, with space for boots and hanging coats.

Sitting Room

A comfortable and cosy reception room with multi-fuel stove set into a feature stone fireplace with beam above. Dual aspect with window to front and window into the lovely kitchen/dining area at the rear. Beamed ceiling and radiator.

Second Reception Room

This is a versatile extra reception room which could be used as an office, snug, or a downstairs bedroom. Window to front aspect, beamed ceiling and radiator.

Kitchen/Dining Room

A main feature of this property is the fabulous open-plan room to the rear of the property. With patio doors and glass roof over dining area, there is plenty of light flowing through and a beautiful outlook to the garden and the rural views beyond. The kitchen has a range of fitted wall and base shaker-style units, space and plumbing for white goods (fridge/freezer, washing machine and dishwasher), ceramic sink, range style cooker with extractor above. With an island in the centre of the room, connecting the spacious dining area to create a wonderful space for family and friends to socialise. Oil-fired boiler and radiator.

Downstairs WC

WC and wash hand basin. Obscured window to front aspect.

Landing

Wooden floorboards throughout the first floor. Airing cupboard housing water tank with shelves below for storage.

Bedroom 1

A comfortable double bedroom with windows to both front and rear aspect, enjoying the views over the fields to the Church. Wooden floorboards and beams. Fitted double wardrobe and radiator.

Bedroom 2

Double bedroom with window to front aspect. Wooden floorboards and beams. Built-in wardrobe and radiator, loft hatch.

Bathroom

White suite comprising fitted bath with shower over, WC, wash hand basin with vanity below, and radiator with towel rail over. Window to front aspect. Loft hatch.

Rear Garden

The garden is secluded with a lovely open outlook across fields towards the Church. Currently a fairly low maintenance garden, mainly gravel with raised beds for shrubs. Garden shed, wood store and oil tank. There is a gate directly onto the Parrett Trail which is a footpath leading through the village and beyond.

Parking & Access

To the front of the property is a gravelled area with off-road parking for two cars, alongside a small walled front area of garden. The property is accessed via a shared gravel drive, also leading to one or two other properties, just off Picket Lane.

Material Information

Mains electric, water and drainage.

Water meter.

Oil-fired central heating. Multi-fuel burner.

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:

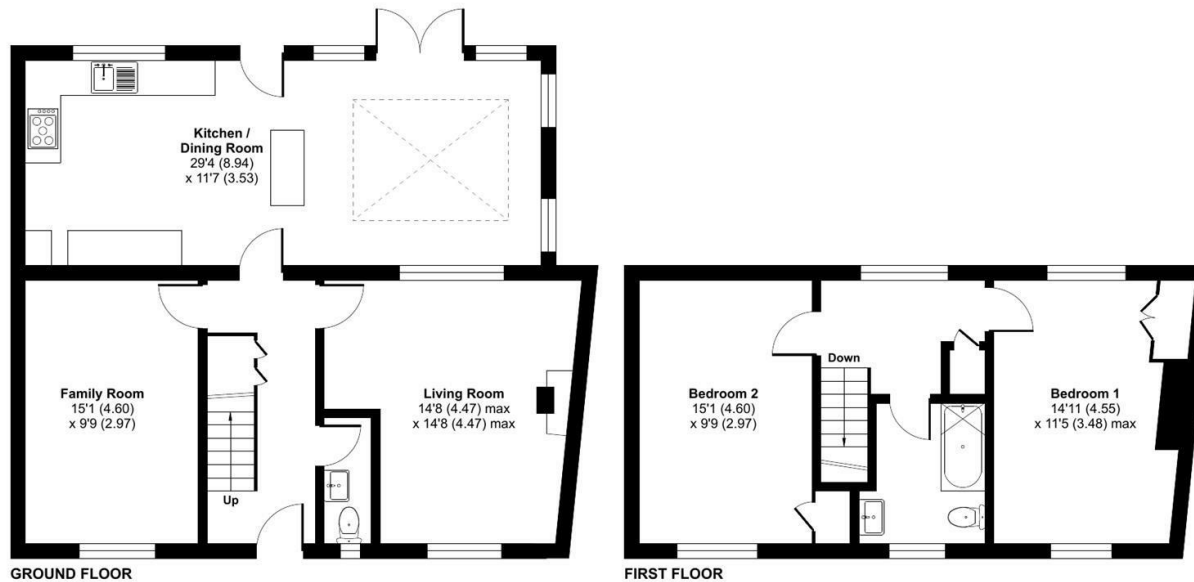
flood-map-for-planning.service.gov.uk/location

For planning applications, please contact West Dorset District Council.

South Perrott, Beaminster, DT8

Approximate Area = 1294 sq ft / 120.2 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 2024. Produced for Mayfair Town & Country. REF: 1089976



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

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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)

