



The Willows



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14 Higher Green, Beaminster, Dorset DT8 3SE

Town Centre 0.5 Miles Bridport 6 Miles

A superb individual home with stunning, far-reaching views and extensive grounds including a paddock, totalling 1.3 acres.

- Individual Detached Chalet-Style Residence
- Stunning Far-Reaching Country Views
- Walking Distance to the Town Centre
- Extensively Improved and Beautifully Presented
- 3/4 Double Bedrooms (Principal Ensuite)
- Large Gardens and Paddock
- Extensive Parking and Double Garage
- In All 1.3 Acres

Guide Price £835,000

THE PROPERTY

The Willows is a fantastic detached property located in an enviable position on the edge of charming Beaminster, yet within easy reach of the town's picturesque square, and enjoying fantastic, far-reaching views across the beautiful West Dorset countryside. Under the current ownership for more than two decades, the property has been transformed into the impressive, attractive house seen today through an extensive programme of improvement, extension and reconfiguration, creating a truly unique home with spacious, flexible accommodation which takes full advantage of the glorious views at every opportunity. High quality fixtures and fittings have been selected at every opportunity, such as engineered hardwood flooring and contemporary kitchen, bathroom and shower room fittings, creating a sense of great comfort and style in every room.

Internally the accommodation is very well proportioned and is easily adaptable to suit a variety of purchasers. The living rooms have a sociable emphasis and include an expansive sitting/dining room with a vaulted ceiling, a brick open fireplace and adjoining study area, a charming and tranquil snug/play room, a large iroko hardwood conservatory and a well appointed kitchen/breakfast room.



Also on the ground floor is an impressive principal bedroom suite which comprises a dressing room with ample built-in wardrobes, a sizeable double bedroom and a beautifully fitted ensuite bathroom/wet room. Domestically, the utility room/ground floor shower room benefits from fitted units and plumbing for laundry facilities and the fitted kitchen offers plentiful storage, a breakfast bar and appliances including a range cooker, Bosch dishwasher and Leibherr larder fridge.

During the property's transformation from a single-storey dwelling, the former loft space was converted into two generous double bedrooms and a bathroom, all of which are filled with natural light from large Velux windows. Both bedrooms have dual aspects and are therefore well placed to enjoy the far-reaching views with landmarks such as Colmers Hill and Langdon Woods visible in the distance.

OUTSIDE

The Willows is set in a large, varied plot which measures approximately 1.3 acres and includes a sizeable paddock and a large, gated parking area to the front which provides a great sense of separation from passers-by. Also to the front of the property is a detached double garage which, being of cavity wall construction with power, light and water connected, is ripe for conversion to provide ancillary accommodation or a home office, subject to any necessary consents.

The extensive gardens are primarily level and are well laid out to make spending time out of doors a joy. There are multiple settings for enjoying the sun at any time of day including a charming front garden and a paved sun terrace to the rear, onto which glass doors from the conservatory open. The rear garden also includes a large, flattened area of lawn, perfect for lawn sports, as well as a greenhouse, sheds and productive apple trees. From the garden a five bar gate leads into the paddock which is fully fenced and is accessed via a five-bar gate from the garden, providing an excellent set-up for keeping horses or livestock.

AGENTS' NOTE

The property will be sold with an Uplift Clause on the paddock. Please contact the agents for further information.

SITUATION

The Willows is situated within easy reach of Beaminster's picturesque, thriving square in which there is a mini supermarket, butcher, baker, greengrocer, post office and various independent retailers. Many wonderful restaurants, cafes and pubs can also be found in the town, and the market town of Bridport is 6 miles away, with a broad range of cultural experiences to suit all interests. There are schools for children of all ages within Beaminster. The area is designated one of Outstanding Natural Beauty, and the World Heritage Site Jurassic Coast is nearby.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating (part underfloor).

VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

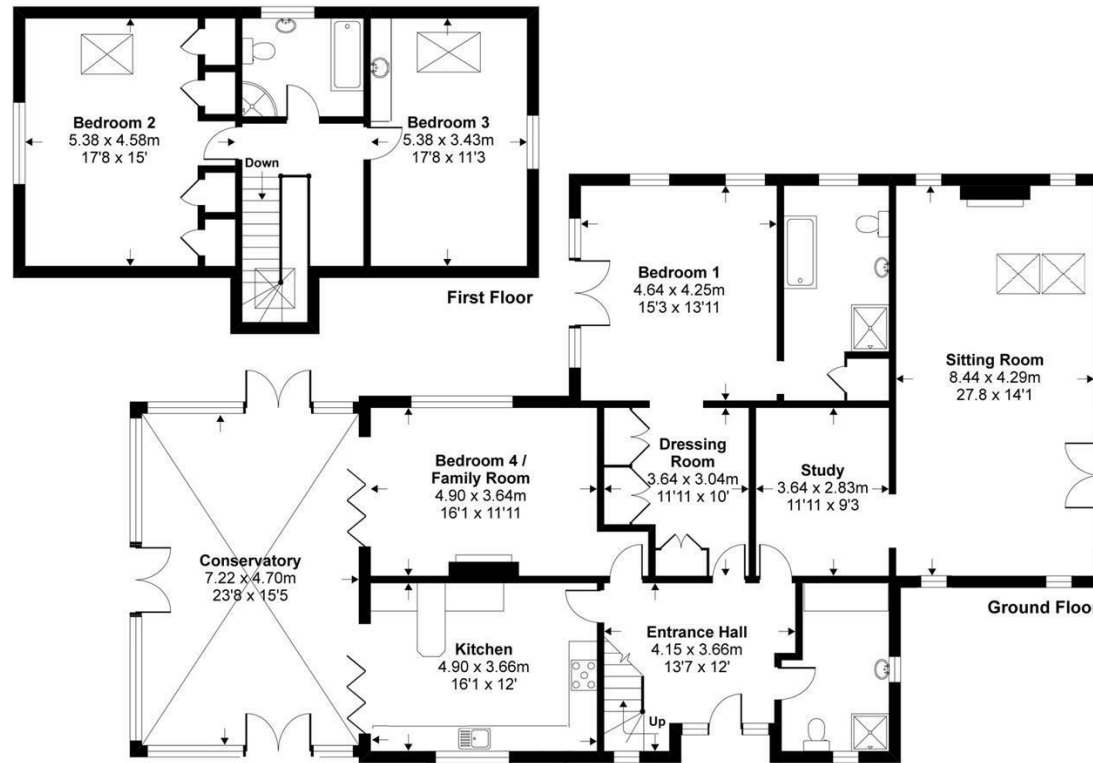
DIRECTIONS

From Bridport follow the A3066 to Beaminster and turn right at The Red Lion. Follow North Street for approximately half a mile and the property can be found on the right by the national speed limit sign.



Approximate Area = 2684 sq ft / 249.3 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). © nichecom 2020. Produced for Stags. REF: 652132



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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