



St Mary's House, Mosterton, Beaminster, Dorset

An immaculate detached four-bedroom home with parking, garden and country views situated in the heart of the village.

Offers In Excess

£450,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

St Mary's House, Mosterton, Beaminster, Dorset, DT8 3HJ

- Detached
- Impressive property
- Spacious accommodation
- High specification
- Easy walk to village facilities
- Driveway parking

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This desirable property has undergone a meticulous modernization, resulting in an inviting home. The property spans across two floors and features a high-spec kitchen equipped with a range of integrated appliances and a triple aspect sitting room which boasts generous proportions. Upstairs, you'll find three double bedrooms plus a one single bedroom. The primary bedroom offers an en-suite shower room, and the property is also complemented by a stylish modern bathroom suite. The enclosed garden wraps around the side and rear, while the front aspect offers driveway parking for two cars. With oil central heating and uPVC double glazing throughout, this residence ensures both comfort and energy efficiency. Early viewing is strongly advised.

Internal

This stunning property is laid out as follows:

Leading into the property is a partially glazed front door taking you into the hallway. Off the hallway are doorways to all principal rooms downstairs and stairs leading upwards.

The spacious sitting room is the first room on the left with

carpeted flooring, triple aspect windows. Its central feature is a wood burning stove. A doorway into the dining room.

The kitchen comprises of a variety of fitted base units with a straight edge marble effect worktop over. There are a range of high specification integrated appliances including, two single electric ovens with a hob and extractor over. Under counter fridge, freezer, and dishwasher. At the far end is a breakfast area with space to seat 2. Off the kitchen is a downstairs WC and further door leading outside.

The dining room has space for a table and chairs to seat 4, with sliding doors out to an elevated terrace looking over the garden.

Upstairs are three double bedrooms and one single bedroom, all of which enjoy an open aspect with views over the village roof tops and the surrounding countryside. The principal bedroom comes with its own en-suite shower room.

The main family bathroom comprises of a contemporary suite fitted with a floating vanity unit, WC, heated towel rail and bath with shower over.

External

On the front aspect is parking for two cars with EV charger and access to the side garden which is packed with shrubs, flowers and a decorative tree.

The rear garden wraps around the side and rear of the property. Off the back of the house is a large elevated terrace, which is the perfect place to enjoy the sunsets. The garden itself is mostly laid to lawn with trees and shrubs.

Council tax

Dorset Council Band : D

services

Ofcom.org.uk advises that:

Superfast broadband is available.

Mobile signal is available from all four major provider outdoors and three indoors.

Property information

The Government's flood risk assessment at [//check-long-term-flood-risk.service.gov.uk/risk#](https://check-long-term-flood-risk.service.gov.uk/risk#) gives the flood risk of an area, not a specific property. The owners report there has

been no issues for this property with flooding during their or previous ownerships.

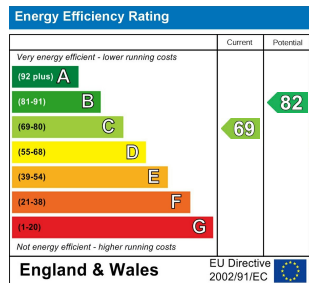
There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of.

//planning.dorsetcouncil.gov.uk/searchresults.asp:

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Directions

From Beaminster proceed north on the A3066 passing through the Tunnel and continue into the village of Mosterton. Just after the pub on the left hand side the property can be found on the opposite side of the road.

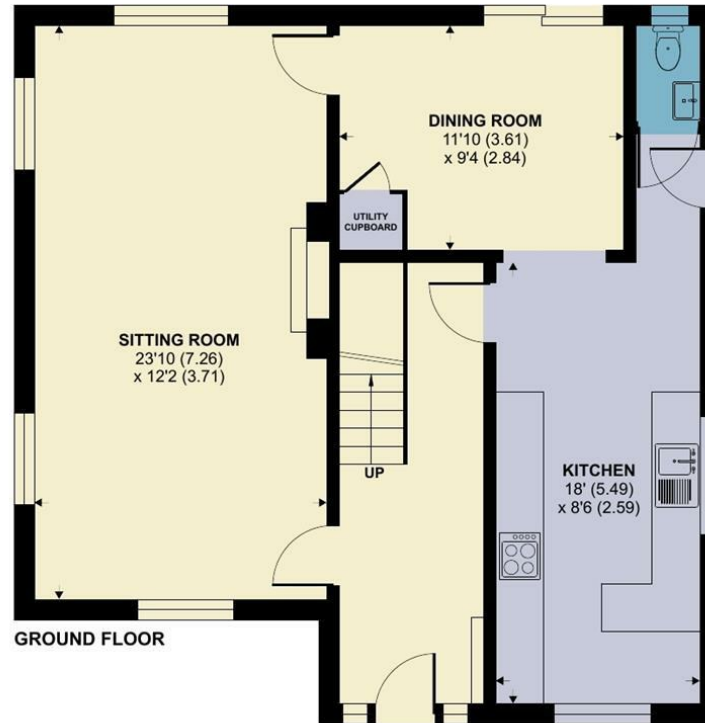


BEA/3582/MED/1.3.24

St. Marys House, Mosterton, Beaminster

Approximate Area = 1383 sq ft / 128.4 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). © nlicom 2024. Produced for Symonds & Sampson. REF: 1091330



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