



Dover House, 20 Prout Bridge Beaminster Dorset

Guide Price £299,950

A charming late Victorian town house in a very convenient location, close to Beaminster town, with far reaching views over the town and surrounding countryside.

4 Bedrooms, Bathroom, Shower Room, Reception Hall, Sitting Room, Dining Room, Kitchen, Conservatory. Gas CH. Attractive Courtyard Garden.

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- Bathroom
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- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Gas CH
- Attractive Courtyard-style Garden

Viewing: By appointment via the agent: Messrs Humberts, on Bridport (01308) 422215. Office opening hours - **Monday to Friday** 9.00a.m - 5.30p.m. **Saturday** 9.00a.m - 4.00p.m. **Sunday** 10.00a.m - 1.00p.m.



Directions

From Bridport take the A3066 to Beaminster. 20 Prout Bridge will be found on the left-hand side on entering the town and almost directly opposite The Bridge House Hotel & Restaurant.

Situation

This charming town house stands in a convenient position about 100 yards to the lower side of the Square in the market town of Beaminster. The town is designated as a Conservation Area and is well known for its delightful market square with a range of business facilities, local shops, restaurants and hotels. The surrounding locality contains some of the finest countryside available in the county and includes the well known view points of Pilsden Penn, Golden Cap and Eggardon Hillfort. The area is designated as being one of Outstanding Natural Beauty and there are good opportunities for walking and riding in the vicinity.

The beautiful World Heritage coastline, known as the Jurassic Coast, is within only about 15 minutes drive. Much of the coastline is either controlled or owned by the National Trust. The market town of Bridport is within about 6 miles and there are golf courses at West Bay and Lyme Regis. Main line rail connections to London and the West Country are at Crewkerne and Dorchester, both within easy commuting distance.

The Property

Dover House is an attractive late Victorian town house with attractive mellow local stone elevations under a slate roof. The accommodation is very well proportioned and has a host of period features, including large sash windows, original internal doors, high ceilings, ornate coving and oak herringbone-style flooring.

Outside is a pretty courtyard garden, which offers a high degree of privacy and is stocked with an abundance of shrubs and plants.

Internal viewing of this property is highly recommended.

The Accommodation (with approximate dimensions)

Entrance Door leads into

Reception Hall Cupboard housing gas meter. Oak stripped herringbone flooring. Stairs to first floor. Radiator. Thermostat control for central heating.

Sitting Room 4.58m x 4.20m (15' x 13'9"). Front aspect sash windows. Double radiator. Open



fireplace with pine surround and mantel and tiled hearth. Oak herringbone-style flooring. Ornate cornice.

Dining Room 4.10m x 3.00m (13'5" x 9'10"). Sash window overlooking the rear garden. Telephone point. Oak flooring. Range of built-in cupboards to chimney breast recess. Access to

Kitchen 2.70m x 2.47m (8'10" (max) x 8'1"). Fitted with a range of solid wood floor cupboards with rolled edge work surfaces over. Built-in electric oven and grill. 4-ring gas hob and extractor hood over. Gas-fired boiler serving domestic hot water and central heating. 1¼ bowl single drainer sink unit. Plumbing for dishwasher. Space for refrigerator. Glazed door leads into

Conservatory 3.05m x 2.05m (10' x 6'9"). Attractive room with casement doors opening to the rear garden. Range of fitted wall shelving. Storage cupboard. Plumbing for washing machine. Quarry tiled flooring.

FIRST FLOOR

Landing Radiator. Airing cupboard housing hot water cylinder with immersion heater. Stairs rising to the second floor with understairs storage

cupboard.

Bedroom 1 4.31m x 3.00m (14'2" x 12'2"). Open fronted wardrobe. Radiator. Sash window. Telephone point. Picture rails.

Bedroom 2 4.11m x 3.30m (13'6" x 10'10"). 2 Open fronted wardrobes. Radiator. Telephone point. Far reaching views to Edmund Coombe Coppice and St Mary's church tower. Picture rails.

Bedroom 3 3.00m x 2.31m (9'9" x 7'7"). Front aspect sash window. Wash hand basin with mirror and wall light. Small open fronted wardrobe. Radiator.

Bathroom Comprising panelled bath with mixer tap and shower attachment, rail and curtain with tiled surrounds, pedestal wash hand basin and low level WC. Radiator. Electric shaver point. Recessed lighting. Rear aspect.

SECOND FLOOR

Landing Eaves Storage cupboard. Telephone point. Rear aspect, enjoying far reaching views.

Bedroom 4 4.57m x 3.55m (15' (max) x 11'8"). Maximum measurements taken at floor level. This room has sloping ceilings. Double aspect room, with dormer window to the front and 2 Velux



windows to the rear, enjoying wonderful views over the town to the church and Edmund Coombe in the distance. Wash hand basin. Radiator. Eaves storage cupboard.

Shower Room Glazed shower cubicle with Mira electric shower unit, wash hand basin and low level WC. Eaves storage cupboard. Roof top views to distant hills.

Outside

To the rear of the property is a small enclosed and secluded courtyard-style garden, which faces south and west and offers a good degree of privacy. There is a shingled area, together with flower and shrub borders, including jasmine, clematis and roses. **Small Tool Store.**

A gate gives pedestrian access to a shared pathway, which leads behind the adjoining properties and gives access through double security gates to Prout Bridge.

Reference: B9717-F-07

For further information, please contact David West.

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