

1 East Swillets Farm Cottages

Seaborough Beaminster

DT8 3QX



Guide Price £445,000 Freehold

A semi-detached 2 double bed rural house dating from the 1930's well maintained and updated with a prevalence of natural wood and offering additional potential, with carport, good garden and countryside views in a very quiet location



SITUATION: The property is located in an area of Outstanding Natural Beauty. It is in a rural location along country lanes, backing onto and overlooking open farmland/beautiful countryside from all aspects. Seaborough is a small village on the edge of Drimpton and Mosterton and there is a high presence of equestrian and agricultural businesses surrounding it. The early morning work-riding out passes the property close by leading up to the gallops. The village of Broadwindsor lies 3-4 miles away with its award winning community pub and store both of which are successfully run by volunteers.

The nearest town of Beaminster lies some 4.5 miles away with its historic town centre, good day-to-day facilities, schools and medical centre. The large village of Mosterton lies some 2 miles away where there is a pub, Church, convenience store, village hall, recreational ground and primary school. Crewkerne's rail station with services to London and the South West is around 2.5 miles away.

The coast at West Bay lies some 11.5 miles away with its beaches, fishing/boating harbour, water sports facilities and access to the Jurassic Coastline and South West Coastal Path.

THE PROPERTY comprises a semi-detached country house of traditional construction dating from the 1930's which has been progressively updated over the years blending the prevalence of wood with more modern necessities - including original wooden floors and doors with mainly brass knobs, shelving and good built-in cupboards throughout. Modernisation includes new wet room downstairs with new bathroom furniture and fittings. To maximise the view there are large, single pane, double-glazed windows and also a large, modern double-glazed conservatory overlooking the back garden. This is very much a country home for those seeking peace and tranquillity with no road noise and a totally country life-style.

A single storey extension on the west side provides a utility room and wet room with vaulted ceiling.

The large garden is south-facing and backs onto open pastureland.

DIRECTIONS: From Broadwindsor take the B3162 towards Drimpton and after about 2 miles take the first right turn to Seaborough. Follow road through staggered crossroads for 0.7 miles and turn right at T-junction. Follow road for 150 metres where the property is located opposite the first right-hand bend.

THE ACCOMMODATION comprises the following:

Quarry tiled step up to main front entrance door with small double-glazed pane opening to **KITCHEN** with range of red/white wall and base cupboards and drawers with wooden work surfaces incorporating an AEG electric hob and single drainer stainless steel sink unit with picture window above overlooking open countryside. Smaller secondary window to the views giving additional light. Free-standing electric oven and Beko dishwasher. Quarry tiled floor, sunken ceiling spotlights. Understairs storage cupboard. Open way through to:

DINING ROOM with wood block floor, shelving and fitted drawers, raised storage cupboard, window into conservatory, radiator with wooden shelf over, Openreach point.

INNER HALL with wooden staircase rising to the first floor with handrails on both sides and door opening to the: **CONSERVATORY** of modern, double-glazed construction with sliding doors opening to the garden and some opening windows. Raised double-doored cupboard, ceramic tiled flooring.

SITTING ROOM with windows to the north and south aspects, with arched brick chimney opening fitted with a wood-burning stove and with wooden mantel shelf. Triple-doored fitted cupboards extend to one side of the fireplace with shelving to the other. Wood-block flooring.

UTILITY ROOM with part-glazed door off the dining area. This room is contained in a single-storey extension under a dual pitched roof and has a vaulted ceiling with some beams and a Velux window. There is a wooden worktop with single drainer stainless steel sink unit and mixer tap with window to the rear garden view and with double base cupboard under and plumbing for washing machine. Built-in cupboard housing the Tempest hot water heater with Aztec electric boiler. Part, double-glazed door to the outside rear garden. Door to:

WET ROOM with modern suite comprising a large shower screen and curtain with overhead shower spray and a toilet and wash basin in cupboard housing. Obscure-glazed window to the rear, ceramic tiled floor.

FIRST FLOOR

LANDING again with picture window capturing the wonderful countryside view.

BEDROOM 1 with wooden, double-doored wardrobe with rails and shelves, character cast iron fireplace/grate. Picture windows to the north and south with views.

BEDROOM 2 overlooking the southerly garden and field beyond, with small ornate cast iron fireplace, walk-in shelved airing cupboard with sockets for charging, Openreach point.

BATHROOM with modern suite comprising a panelled bath, wash basin and toilet in bespoke cupboard housing with shelf/surface over. Attractive tiled surrounds with double mirror-doored medicine cabinet, Dimplex wall-mounted convector heater. Large window to country views.

OUTSIDE

There is a good-sized adjoining **CARPORT** with flat roof (high performance membrane). Light and power are connected and there is a double 13amp socket.

The patio adjoins the immediate rear of the property with two steps up to the gardens which comprise approx half lawn with small trees and bushes and half raised allotment beds. There is also a small pond, a log store and a garden shed.

SERVICES: Mains water and electricity. Septic tank drainage in the field opposite shared with the neighbour. Council tax band 'C'.

Broadband and mobile coverage: Check Ofcom website. We understand there is Fast Fibre to premises giving superior broadband speeds.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		



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