



Clouds

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12 Higher Green, Beaminster, Dorset, DT8 3SE



Town Centre 0.5 Miles Bridport 6 Miles

A fantastic 1920s home with a self-contained annexe, fabulous views and lovely gardens

- Individual Detached House
- Glorious, Far-Reaching Country Views
- Walking Distance to Town Centre
- Extensively Improved and Beautifully Presented
- Studio Annexe
- Spacious, Versatile Accommodation
- Charming Landscaped Gardens
- In All Approx. 0.3 Acres

Guide price £799,950

THE PROPERTY

Clouds is a fabulous individual home which offers wonderful, far-reaching views and beautifully presented accommodation ideally suited to the modern lifestyle, having been comprehensively refurbished by the current owners. Dating back to the 1920s with later additions, the property benefits from high ceilings, large windows and generous proportions, creating a sense of light and space throughout. The most recent addition was a useful self-contained annexe above the double garage, known as Skyloft, which offers a great degree of flexibility to suit a broad variety of purchasers.

The accommodation has a sociable emphasis, particularly on the ground floor where there are two charming reception rooms, a stunning conservatory with solar controlled, self-cleaning glass and an expansive kitchen/breakfast room with attractive fitted units and space for family dining. Excellent domestic facilities can also be found on the ground floor, including a walk-in pantry, a laundry/utility room, a lobby/boot room and a useful shower room. Up to 5 bedrooms are available upstairs alongside abundant storage and 2 bathrooms, including a large ensuite to the principal bedroom. Currently, bedroom 5 is arranged as a dressing room to the principal bedroom, but could be restored to its former use if required.

SKYLOFT

Accessed via an external staircase to the side of the double garage, Skyloft is a beautifully appointed studio annexe with an ensuite shower room, a fitted kitchen and a balcony/seating area. Skyloft would lend itself to use as a self catering holiday let/AirBnB, a home office or could be utilised for extended family or guests.

OUTSIDE

Clouds stands within glorious, level gardens amounting to almost 0.3 of an acre, including a wonderful front garden with a living willow seating area and fabulous oriental grasses. Adjoining open paddocks, the rear garden enjoys a sunny aspect and features a summer house, ornamental pond and established flower and shrub beds, making this a fantastic setting for al fresco dining, relaxing and entertaining. To the front is a driveway offering parking for several cars and giving access via twin up-and-over doors to the double garage which benefits from power and light.

SITUATION

Clouds 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 electricity, water, drainage and gas. Gas fired central heating.

VIEWINGS

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

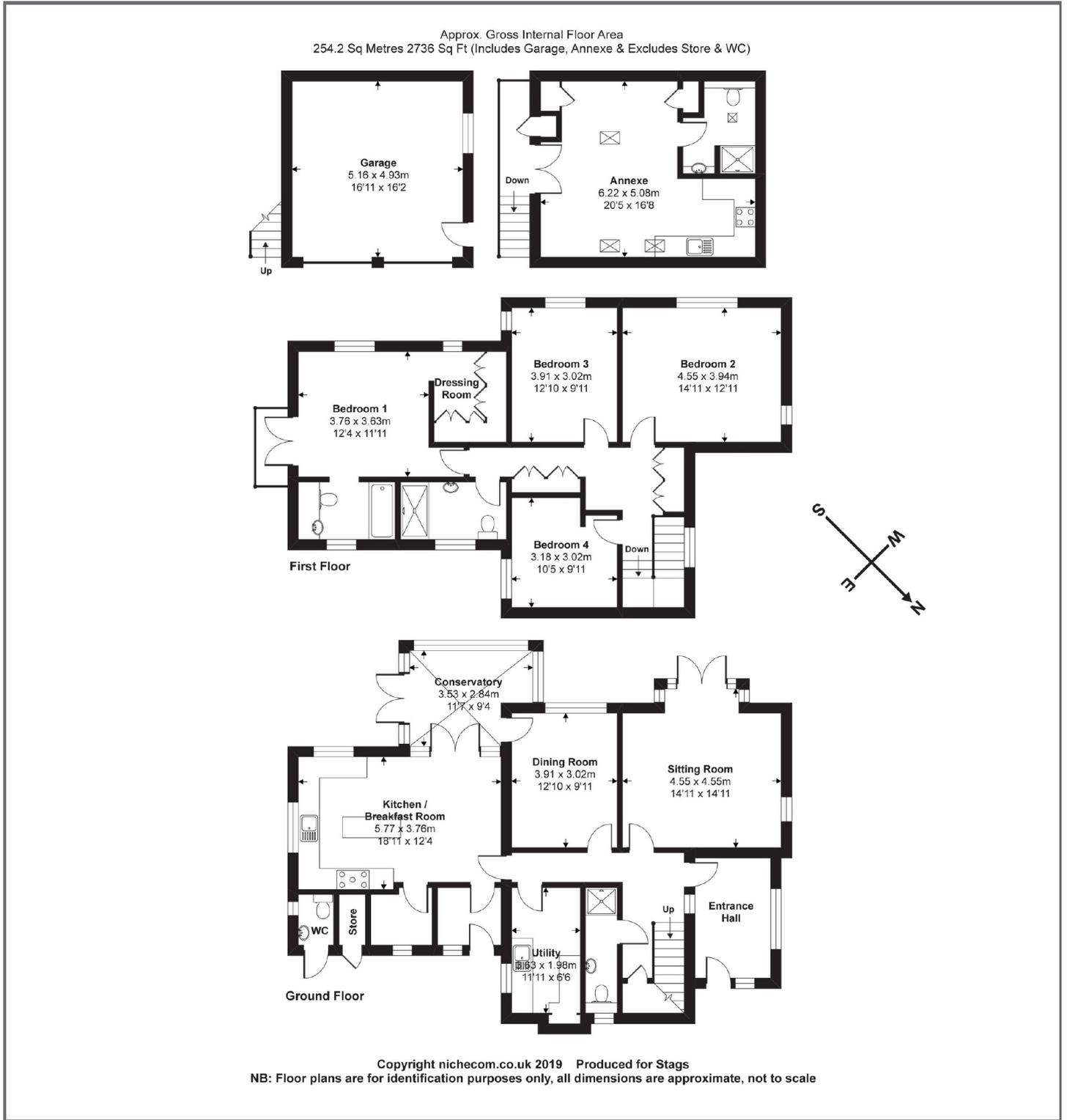
DIRECTIONS

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.



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These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	75
		EU Directive 2002/91/EC	

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