



Magnolia House
Beaminster







Magnolia House

5 Fleet Street, Beaminster, Dorset DT8 3EF

Bridport 6.5 miles • Crewkerne 7 miles • Jurassic Coast 8 miles

Historic family home, with lovely private garden, 50 yards from the square

- Entrance hall
- 3 Reception Rooms
- Kitchen with Aga
- Study & utility
- Master bedroom with ensuite
- 3 Further double bedrooms
- Family bathroom
- Extensive attic space
- Double garage & additional parking
- Completely private walled garden

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Situation and Amenities

This landmark property sits at the centre of the historic town of Beaminster, Hardy's 'Emminster'. Beaminster is at the heart of Dorset's Area of Outstanding Beauty, and Magnolia House is in the town's Conservation Area. The town has a wide range of amenities with convenience and bespoke shopping of a surprising variety for a town of its size. There is a thriving local community well serviced by the churches, primary and secondary school, a top class hotel, public houses, two medical centres, veterinary surgery, information centre, library, as well as cafés and restaurants. There is a wealth of local societies with a continuous programme of activities and events that cater for all tastes.

The vibrant market town of Bridport six and a half miles away, has a larger range of shops and services, including a museum, library, arts centre, cinema, several supermarkets, bi-weekly street markets and regular farmers' markets. The beautiful Jurassic coastline is just less than eight miles away at the working harbour of West Bay. Historic and scenic Lyme Regis is nearby. Crewkerne, Yeovil and Dorchester are within commuting distance, each having a direct mainline rail service to London and to the West Country, with the whole area well supported by good road links and bus services.

Property Highlights

- Georgian Listed II* building at the very centre of Beaminster, a little under eight miles from the coast.
- Much admired ancient evergreen magnolia grandiflora, requiring only annual pruning.
- Within yards of shops, pubs, restaurants, Town Hall, Library and Medical Centre.
- Delightful secluded, well- established garden.
- Large garage/workshop with single remote controlled secure electric door and private parking.

Description

This very special property is one of the finest in Beaminster, only a 'stones throw' from the square. Once inside the front door there is total privacy, and the well planned, level, walled garden is a delight in all seasons. There are two reception rooms either side of the hall, each with working shutters behind the sash windows. The dining room has two elegant matching glazed display alcoves, with useful drawers below. The Drawing Room has a ceiling rose, and plaster coving, and open book shelves in arched recesses either side of the fireplace.

The kitchen is fully fitted with wall and base units, including integrated dishwasher and fridge. 4 Oven gas fired Aga in the chimney breast. Lovely views over the garden. The utility room has fitted cupboards and drawers, Belfast sink, integrated fridge freezer, and plumbing for a washing machine. The sitting room is well proportioned, also with pleasant views over the garden.





On the first floor there is a large landing with ample built in linen cupboards and a door to the staircase leading up to the attics. The principal bedroom is to the rear of the property enjoying the garden views, with a generous ensuite bathroom, and walk in wardrobe. The other three double bedrooms are at the front of the house, and a dressing room next to one of them could easily be turned into another ensuite if required (STRC). The family bathroom has both a bath and shower. There are extensive attics, lit by natural light from the windows in the gable ends, and roof lights. The central chimney stack was rebuilt and the whole roof was re-felted, battened and re-slatted in 2014, under a 10 year warranty.

Outside

The garden is a joy, with areas for soft fruit, a compact greenhouse and cold frames, nicely hidden tool and mower shed, lawns, rose beds, climbing roses and flint built and arched folly as a focal point at the far end. There is a drive to the side of the property, which leads to a double garage with remote control electric door, and parking space for additional vehicles.

Directions

From our Bridport office on South Street proceed to the Town Hall turning right at the traffic lights on to East Street. Continue to the roundabout taking the first exit onto Sea Road North. Follow along this road out of town and straight across the roundabout onto the Beaminster (A3066) road. Continue through the village of Melplash and on entering the town of Beaminster, proceed through the town square and turn right, just after Greyhound pub into Fleet Street. The property will be found on the left hand side.

Local Authority

West Dorset District Council
Stratton House
58-60 High West Street
Dorchester
Dorset
DT1 1UZ
01305 251010

Services

All mains services connected. Gas fired central heating.

Viewings

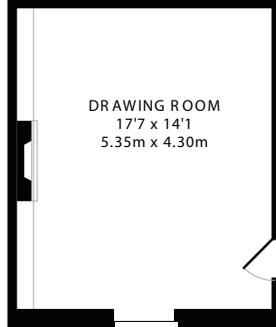
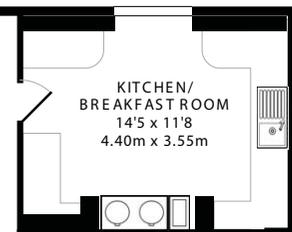
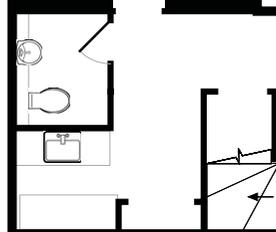
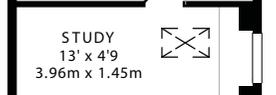
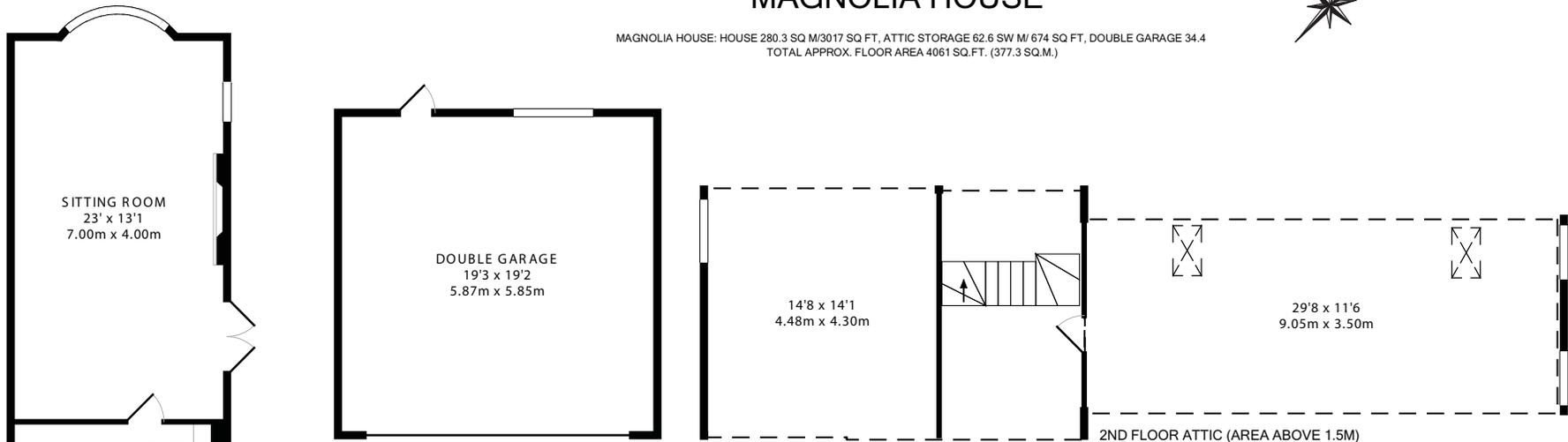
Strictly by appointment only through Bridport Stags call 01308 428000.

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

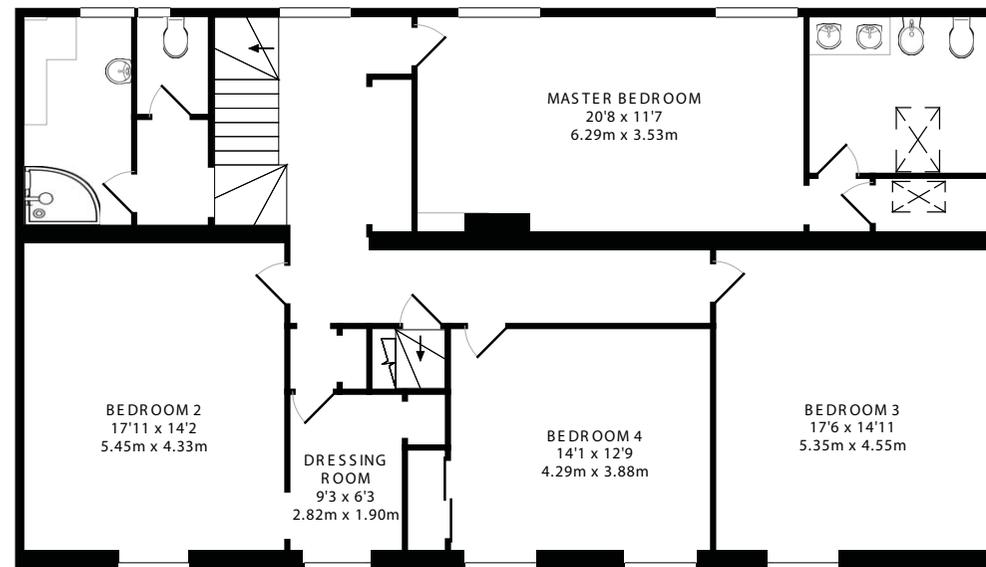
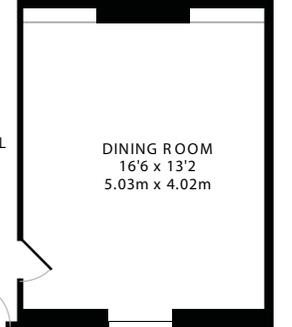


MAGNOLIA HOUSE

MAGNOLIA HOUSE: HOUSE 280.3 SQ M/3017 SQ FT, ATTIC STORAGE 62.6 SW M/ 674 SQ FT, DOUBLE GARAGE 34.4
TOTAL APPROX. FLOOR AREA 4061 SQ.FT. (377.3 SQ.M.)



HALL



GROUND FLOOR

1ST FLOOR

