



The Laurels







# The Laurels, 8 Whitcombe Road

Beaminster, Dorset, DT8 3NE

Close to The Square. Bridport 6.5 miles. Crewkerne 7 miles.

A very attractive and spacious detached character house set in beautiful south-facing gardens in a delightful private setting within easy reach of Beaminster centre

- Character distinctive home
- 3-4 Bedrooms, 2 bathrooms
- Large kitchen/dining/family room
- Garage, studio, workshop and extensive outbuildings
- Unique secluded setting close to The Square
- Very spacious 1987sqft
- 3-2 Reception rooms
- Delightful private south-facing gardens
- In all about 0.36 acre
- Freehold. Council Tax Band F

Guide Price £875,000

## Stags Bridport

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## THE PROPERTY

The Laurels is a very attractive detached character house with an excellent range of brick outbuildings including a studio and a workshop, set in beautiful sunny south-facing gardens and occupying a delightful tucked away private setting. It is believed to have been built in circa 1922, having classic red brick elevations. Under the current ownership since 1997, the property has been subject to enlargement and a whole number of improvements to provide a lovely comfortable home.

The well cared for accommodation is both extensive and versatile to suit individual requirements. There is the benefit of an optional ground floor 4th bedroom (currently used as a study) and downstairs shower room for future proofing or for family/guest accommodation, or a dependent relative etc. All the principal accommodation faces south and there are lovely views over the town and surrounding hills, including the well known viewpoint of Edgecoombe Hill. There are a number of original features, typical of its era, including high ceilings, deep skirting boards, picture rails, panelled doors and fireplaces and wood burner in the sitting room.

The excellent range of amenities include gas-fired central heating with recently updated boiler, traditional timber double glazed windows, well equipped kitchen (installed by the well known local firm, Dorset Kitchens of Beaminster), with solid wood painted units, granite work surfaces, gas hob and electric double oven, dishwasher, fridge/freezer. Modern shower rooms (first floor shower room has been upgraded fairly recently and has a large walk-in shower) and built-in wardrobes to all of the bedrooms. There is also the big benefit of PV panels, which were installed just two years ago, generating excellent revenue.

Further notable selling features of the property are the lovely, large, sunny south-facing gardens, good parking, garaging and the excellent range of very useful outbuildings, including the studio and a workshop.

The sellers have secured a purchase and there is no forward chain.

Viewing of this lovely home is strongly recommended by the sole agent, Stags.

## OUTSIDE

The Laurels is set well back and screened off Whitcombe Road, being approached over a private lane (shared by four other properties) onto its own good sized tarmac driveway with gravelled parking area.

The excellent range of outbuildings – Garage, potting shed, wood shed, workshop and stores plus detached studio (with original features including wood block flooring and tiled fireplace).

Lovely level south-facing rear gardens, being very well established and stocked. Full width adjoining paved terrace and additional side terrace, extensive expanses of lawn interspersed with a wide variety of shrubs and trees, wildlife/orchard area and vegetable garden with raised beds.





### SITUATION

The Laurels enjoys a lovely tucked away and peaceful location on the southeastern side of Beaminster, close to open countryside and within easy reach of The Square. Beaminster is a delightful town with excellent amenities centred around The Square. It offers a wide range of facilities with convenience and bespoke shopping of a surprising variety for a town of its size.

There is a thriving local community serviced by the churches, primary and secondary schools, public houses, medical centre, dentists' surgery and popular cafes and restaurants. There are a wealth of local events and activities catering for all tastes.

The immediate area is designated as one of outstanding natural beauty (AONB) and there is easy access to the surrounding beautiful rolling countryside.

The thriving market town of Bridport is within easy reach and offers a larger range of shops and services and renowned twice weekly street market. The beautiful Jurassic coastline is also nearby at West Bay, with its lovely harbour, bathing beaches and breathtaking coastal walks. The towns of Crewkerne and Dorchester are also within easy reach, with rail services to London Waterloo.

### SERVICES

All mains services. Gas-fired central heating. PV panels. Night storage heater to studio.

Broadband - Standard up to 19Mbps and Ultrafast up to 1800Mbps.

Mobile phone service providers available are EE, Three, O2 for voice and data services inside and outside and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

### RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)

### VIEWINGS

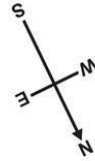
Strictly by appointment with Stags Bridport.

### DIRECTIONS

From Bridport proceed along the A3066 road to Beaminster. On entering the town take the 1st right into Whitcombe Road and the entrance to The Laurels is seen after a short distance on the right (just opposite East Street). The Laurels is found at the far end on the right.

What3Words///relaxing.gain.nurtures





Approximate Area = 1987 sq ft / 184.5 sq m  
Garage = 200 sq ft / 18.5 sq m  
Outbuildings = 721 sq ft / 66.9 sq m  
Total = 2908 sq ft / 269.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Stags. REF: 1455622



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 | 92                      | 94        |
| (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                             | EU Directive 2002/91/EC |           |



