



Churchill Farm and The Cottage

Mosterton, Beaminster, Dorset DT8 3HJ

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A tale of two properties: Churchill Farm - a large and attractive double-fronted house - and - The Cottage - the self-contained annexe that sits alongside. Situated in a popular village with a shop and public house, close to a mainline rail station, and approximately 20 minutes drive from the Jurassic Coast, this is a great opportunity to acquire a superb family home and generate an income from holiday accommodation.

GUIDE PRICE £900,000

THE AGENT SAYS...

Churchill Farm is a handsome and beautifully presented property, both inside and out. The kitchen/dining room is a particularly lovely space, awash with light and with plentiful room to entertain large crowds. The high-end kitchen, supplied by Neptune, is timeless and elegant with 'must-have' features including an island, AGA, coffee bar and larder cupboard.

Upstairs the spacious accommodation continues with four double bedrooms (one en-suite) and the family bathroom. On the second floor the huge attic room has potential to become an amazing principal bedroom suite, with planning secured for dormer windows and scope to create a vaulted ceiling with characterful exposed timbers. The house has a private lawned garden at the rear and plenty of driveway parking to the side.

The Cottage is attached to the main house but is completely independent with no internal access. The Cottage is a one bedroom property, finished to a high standard, that has been a successful holiday let but could be used in other ways.





THE MAIN HOUSE

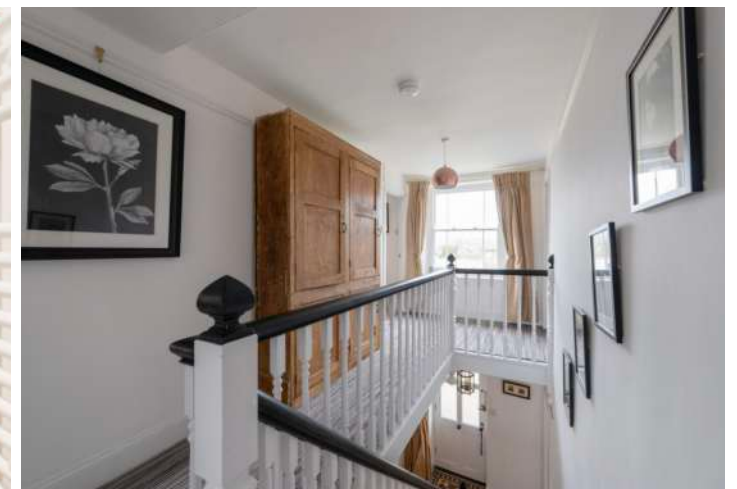
Ground Floor

The entrance hall is light and welcoming with a beautiful tiled floor and an attractive spindle staircase that rises to the first floor. At the front of the house is the delightful snug/study, decorated with a statement wallpaper in a soothing shade of grey-green. Wood panelling in the same colour sets off the rich tones of the attractive brick and timber fireplace to perfection. Cupboards in the chimney breast alcove provide useful storage.

At the end of the the hall is a lobby which provides access to the utility room and the rest of the ground floor living accommodation Behind the study is the L-shaped sitting room which is cosy and atmospheric with parquet flooring and French doors out to the garden. Off the sitting room is the large, light and airy conservatory which also opens to the garden.

On the opposite side of the house is the stunning kitchen/dining room which is bright and spacious and a standout feature of the property. The kitchen is by Neptune, a prestigious company who pride themselves on 'expertly made, timeless timber kitchens... guaranteed to last a lifetime' and is beautifully finished. Desirable features include an AGA (with designer extractor above), central island with storage and power, larder cupboard, and integrated white goods. The old fireplace has been cleverly transformed into a coffee station and bar, with the attractive brick exposed as a feature and an oak mantel above. The dining area also has plentiful storage and accommodates a table for 8 with ease. The English limestone flooring has underfloor heating (wet system) providing luxurious comfort underfoot.

The kitchen opens to the spacious rear hall which is full of character and has a built-in bench and two tall storage cupboards. There is also a useful shower room, again finished to a very high standard, with pretty tiling in the shower enclosure, elegant countertop basin and underfloor heating. Doors lead from the rear hall to the garden and out to the front of the house.





First Floor

At the top of the stairs is a spacious galleried landing with plenty of room for a freestanding linen press. Off the landing are four double bedrooms and the family bathroom. Bedroom 1 has a small en-suite shower room and there are wash basins in bedrooms 2 & 3 also. Bedrooms 3 & 4 benefit from built-in wardrobe space. Stairs next to bedroom 4 lead up to the attic.

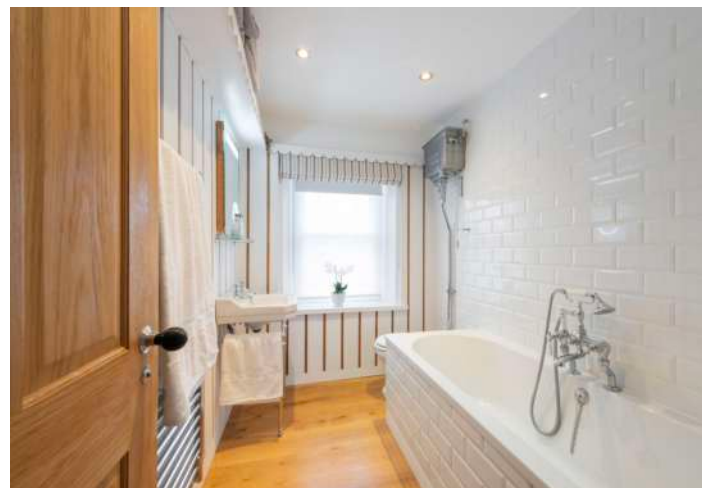
Second Floor

The capacious attic has fantastic potential to be converted into further accommodation, with plenty of existing headroom and planning permission granted to add dormers. This wonderful space could become an impressive main bedroom with a luxurious en-suite bathroom. The brick chimney stack and exposed timbers would make characterful features and a vaulted ceiling would add further wow-factor.

THE COTTAGE

Adjoining the main house but with independent access is The Cottage. This fully self-contained unit has been successfully used as a holiday letting but could also be used as private accommodation for house guests, an annexe or as premises for a home based business.

The Cottage comprises a WC, separate bathroom, well-appointed kitchen/dining room, separate sitting room, and a double bedroom. The accommodation is lovely and light and has been finished to a high standard throughout.



OUTSIDE

A shared driveway alongside the church leads to a private gravel drive next to the house, with parking and turning space for several vehicles. There is also space to park a vehicle outside The Cottage. A low wall with a timber gate separates the drive from the front of the house. The front garden has also been laid to gravel and landscaped in a smart formal style. Two stone-edged beds with topiary lead the eye to the main entrance and alongside is a pond with a small fountain. A wooden bench offers a spot to enjoy the gentle burbling sound of the water.

The rear garden is a generous size and predominantly laid to lawn with planted borders and beds, with a gravel area and pathway alongside. The space is fully enclosed by the walls of the house and cottage and fencing elsewhere. Pleached Photinia Red Robin provide attractive high-level screening. A tiled veranda runs along the back and side of the house protecting the external doors from the elements and providing a covered area to sit outside. There is also a small workshop. Hot tub wiring to garden.

SURROUNDING AREA

The village of Mosterton lies close to the Somerset border and is surrounded by beautiful countryside. It has excellent amenities including a Spar shop, church, village hall, primary school and public house. The locality is part of the Dorset AONB (Area of Outstanding Natural Beauty) and there are many superb walking opportunities. The towns of Crewkerne (with Waitrose supermarket) and Beaminster are both within 3-4 miles and the larger market towns of Bridport & Yeovil are approximately 10 miles away. Mainline rail services to London and the West Country are available at Crewkerne and Yeovil. The beautiful Jurassic Coast is about a 20 minute drive.





DIRECTIONS

From Crewkerne proceed south on the A356 towards Misterton. Pass through Misterton and at the crossroads turn right (signposted Bridport). Follow this road into the village of Mosterton and the property will be found on the right.

SERVICES (BOTH PROPERTIES)

Mains water, drainage and electricity. LPG-fired central heating with tank below ground serving both units (separate boiler for each property).

LOCAL AUTHORITY

Dorset Council - Band E

ENERGY PERFORMANCE CERTIFICATE

Current Rating - F (Main House) & E (The Cottage)

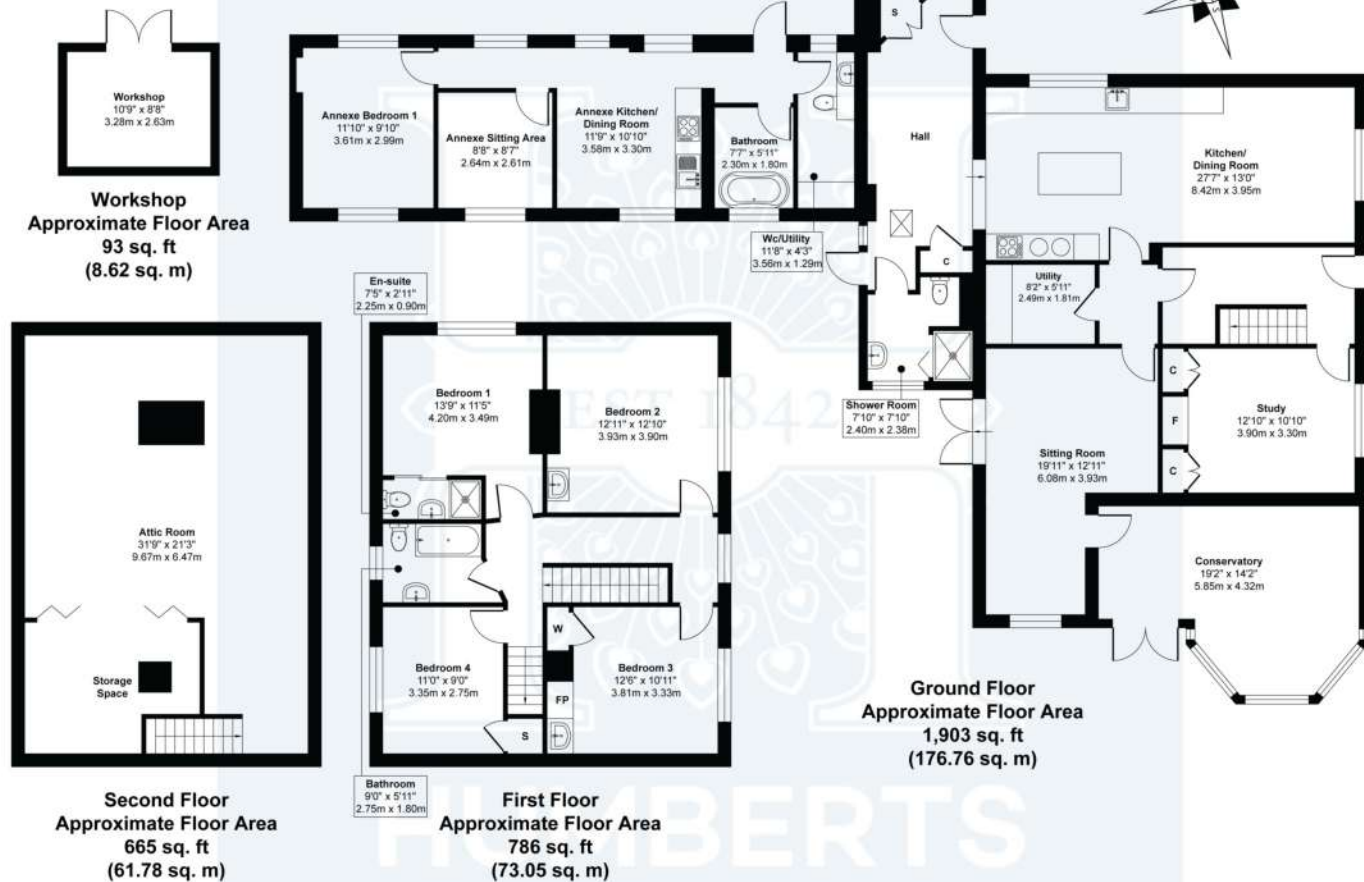
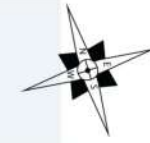
Humberts

Motivo House
Bluebell Road
Yeovil
BA20 2FG

01935 477277
yeovil@humberts.com

humberts.com

Mosterton, Beaminster, Dorset, DT8



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