



## GRANARY COTTAGE FLEET STREET

Beaminster, DT8 3EH

Price £795,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Located near the centre of the picturesque and vibrant town of Beaminster, this charming property offers an excellent opportunity, comprising a spacious semi-detached period house with two spacious workshops and garaging.

The property is not listed and is partially rated for commercial use, although not fully used as such. The first floor of the workshop and garage is currently used as a joinery/workshop, and offers exceptional potential, (subject to planning) to extend either the residential aspect, or for a number of other possible uses including a studio or spacious home office.

## Situation

The local area\*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 x miles – Jurassic Coast

All distances are approximate and sourced from Google Maps

## The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport, Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne.

## Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

Stairs to first floor

## Kitchen/Sitting Room

An attractive light and spacious room providing views over the splendid rear gardens.

Kitchen with fitted oven and hob, good range of floor and eye level cupboards and drawers, one and a half bowl sink unit. Utility area . Breakfast bar and worksurfaces.

Sitting room with open fireplace with electric fire and ceiling beams.

## Garden Room

This is a great room for use whatever the time of year and is somewhere to relax and read a book or enjoy a drink after a walk around Beaminster or the surrounding countryside .Views over the rear gardens. Doors to gardens.

## Landing

There is versatile accommodation on the first floor with Bedroom 3 currently being used as a sitting room.

## Bedroom 1

Radiator, fitted wardrobes and wash hand basin.

## Bedroom 2

Radiator, fitted cupboard,

## En Suite Shower Room

Suite comprising shower cubicle, low level w/c and hand basin.

## Bedroom 3

Radiator and electric fire. Currently used as a second reception room.

## Bedroom 4

Radiator and fitted wardrobe. This room has a flying freehold over a neighbouring property.

## Family Bathroom

Suite comprising shower cubicle, w/c, hand basin. Towel rail and radiator.

## Integral garage

Access from house.

## Office

Access from garage.

## Ground Floor Workshop

W/C with low level w/c and hand basin.

## First Floor Workshop

Access via external stairway. Vaulted ceiling, power and light, triple aspect. Access to boarded loft space. The workshops are a very flexible space and offer potential for a variety of uses(subject to planning).

## Outside

Granary Cottage is accessed via a shared courtyard.

Shed and store. Utility Room with plumbing for washing machine. Woodstore and compost area to the rear backing on to a stream.

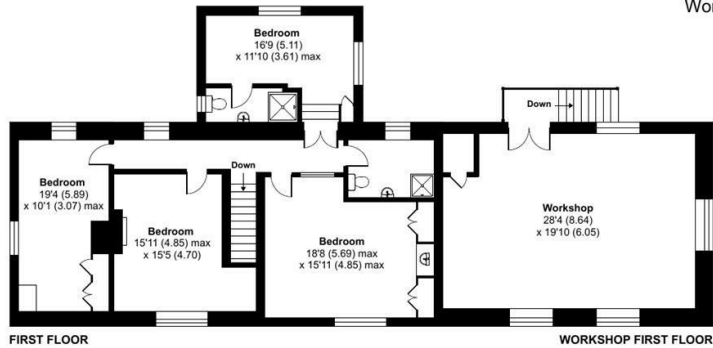
## Gardens

The rear gardens which are a particular feature are bounded by a small watercourse and overlook an area of woodland. They comprise lawn, well stocked beds and borders, stone walls and paved terrace which is ideal for alfresco dining.

## Granary Cottage, Fleet Street, Beaminster

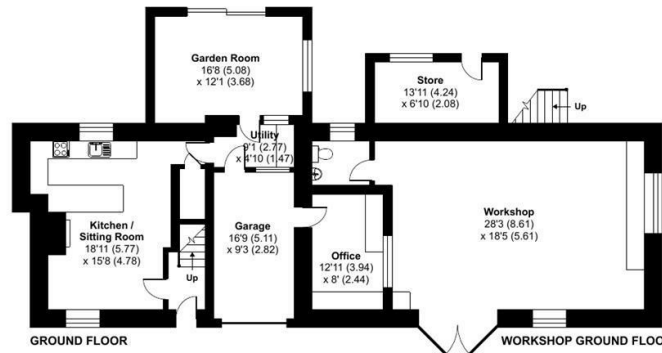
Approximate Area = 2054 sq ft / 190.8 sq m (includes garage)  
 Workshop = 1263 sq ft / 117.3 sq m  
 Total = 3317 sq ft / 308.1 sq m

For identification only - Not to scale



FIRST FLOOR

WORKSHOP FIRST FLOOR



GROUND FLOOR

WORKSHOP GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Jackson-Stops. REF: 1013535



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

