



18 CHURCH STREET

Beaminster, DT8 3BA

Price Guide £600,000

MAYFAIR  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A particularly fine late 18th Century Grade 2 listed terraced town house of immense charm and character located within easy walking distance of the superb amenities in Beaminster town centre. The property has an attractive aspect overlooking St Marys' Church to the front and brick elevations under a slate roof. The exquisite accommodation includes 2 gracious reception rooms, kitchen/breakfast room with Aga, ground floor wet shower room and utility room. On the first floor are 3 good sized bedrooms, library area and 2 bathrooms.

Outside are pretty, private and predominantly walled gardens with stable, paved terraces, ornamental pond and well stocked flower/shrub beds as well as area of lawn, a variety of mature trees including an Olive Tree and a small kitchen garden.

## Situation

The local area

6.0 miles – Bridport

6.2 miles – Crewkerne

7.4 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. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

## Local Authority

Dorset Council Council Tax Band: E

Tenure: Freehold

EPC Rating:



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## Entrance hall

Tiled floor. Area for shoes and coats.

## Sitting room

A splendid room, windows with shutters and window seats, 2 radiators, recess with shelving and cupboard. Feature fireplace with fitted woodburner.

## Dining room

A fine room , 2 radiators, window with shutters, useful deep cupboard with shelving.

## Kitchen/breakfast room

Fitted Aga, tiled floor, good range of cupboards and drawers, double drainer sink unit and worksurfaces. Plumbing for dishwasher.

## Utility room

Tiled floor, plumbing for washing machine and tiled floor. Door to gardens.

## Wet Shower room

Shower, low level w/c, hand basin and radiator.

## First Floor

### Landing

### Bedroom 1

Radiator and views over the church.

### Bedroom 2

Radiator, wardrobe and views over the church.

### Bedroom 3

Radiator, triple wardrobe.

### Library area

Good range of bookshelves and views towards the church.

## Bathroom 1

Suite comprising panelled bath, hand basin, low level w/c, tiled splashbacks and radiator.

## Bathroom 2

Suite comprising panelled bath, hand basin, low level w/c, airing cupboard and radiator.

## Outside

### Gardens

The gardens are a particular feature of this charming house and comprise a paved terrace with raised flower/shrub beds and borders, ornamental pond and a stone built former stable. Leading from this area is a further area of garden comprising lawn, well stocked beds and borders young trees and a small vegetable garden.

### Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

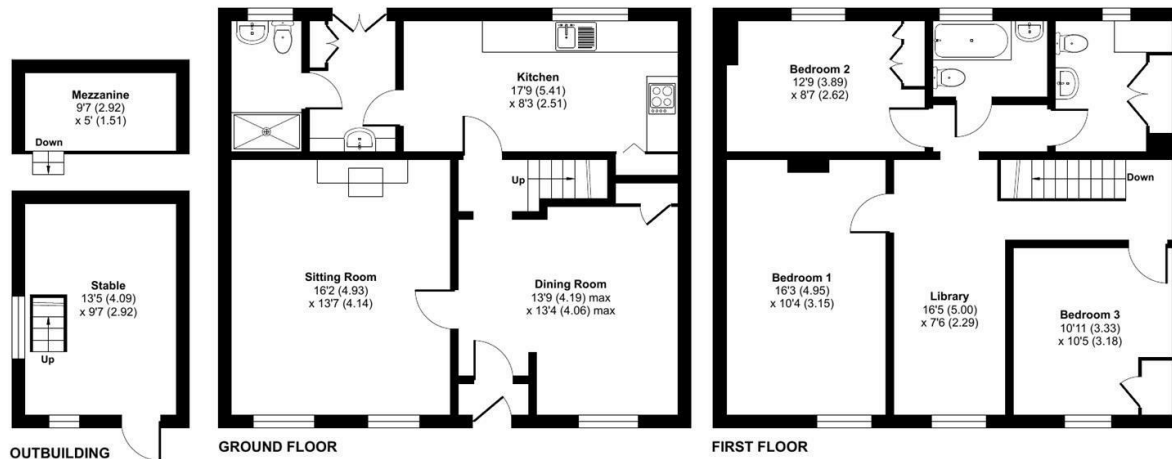
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

For planning applications, please contact West Dorset District Council.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-application-search-and-comment>

## Church Street, Beaminster, DT8

Approximate Area = 1434 sq ft / 133.2 sq m  
Outbuilding = 179 sq ft / 16.6 sq m  
Total = 1613 sq ft / 149.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Mayfair Town & Country. REF: 1107557



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

**01308 862606**

[beaminster@mayfairproperties.net](mailto:beaminster@mayfairproperties.net)

### 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)

