



3 SHORTS LANE

Beaminster, DT8 3BD

Price Guide £550,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

A spacious early 19th century Grade 2 listed semi detached cottage located within easy walking distance of the superb amenities in Beaminster town centre. The property has an attractive aspect to the rear overlooking open fields and stone elevations under a tiled roof. The exquisite accommodation includes sitting room, garden room ,kitchen/breakfast room, shower room. On the first floor are 2 good sized bedrooms, an en suite to bedroom one and a family bathroom. Outside is a parking area and delightful garden with paved terraces, well stocked borders, lawns and a studio/summerhouse. The gardens adjoin a small stream and have a delightful rural outlook.

## 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: D  
Tenure: Freehold  
EPC Rating:

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



# PROPERTY DESCRIPTION

## Entrance hall

Tiled floor and cupboard.

## Sitting room

A splendid room with 2 sets of bookshelves and a feature fireplace with fitted gas fired coal effect fire. Oak flooring, window seats, window shutters, 2 radiators and beam.

## Kitchen/breakfast room

An attractive room which is the hub of this lovely house. Tiled flooring, single drainer sink unit with mixer tap, fitted double oven with hob and extractor fan, fitted dish washer and washing machine, two fridges and freezer. Good range of Shaker style cupboards and drawers, worksurfaces, tiled splashbacks, window seat and rural views. Under floor heating.

## Garden room

Tiled flooring, radiator and door to terrace and rear garden. Under floor heating.

## Shower room

Suite comprising shower cubicle, hand basin, low level w/c, tiled floor, tiled splashbacks.

## First Floor

### Landing

Cupboard and radiator.

### Bedroom 1

Dual aspect, window seats and shutters, radiator and range of fitted wardrobes.

### En suite

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

## Bedroom 2

Two windows, window seat, radiator, shutters

## Bathroom

Suite comprising panelled bath with shower, low level w/c, hand basin, radiator, tiled walls and floor, underfloor heating. Rural views.

## Outside

Double gates to parking area for up to two cars.

## Gardens

The gardens which enjoy a splendid rural outlook are a particular feature and comprise paved terrace, well stocked borders, lawn and lower paved terrace. There is also a studio/summerhouse. The gardens adjoin a small stream beyond which is open countryside.

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating
- 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

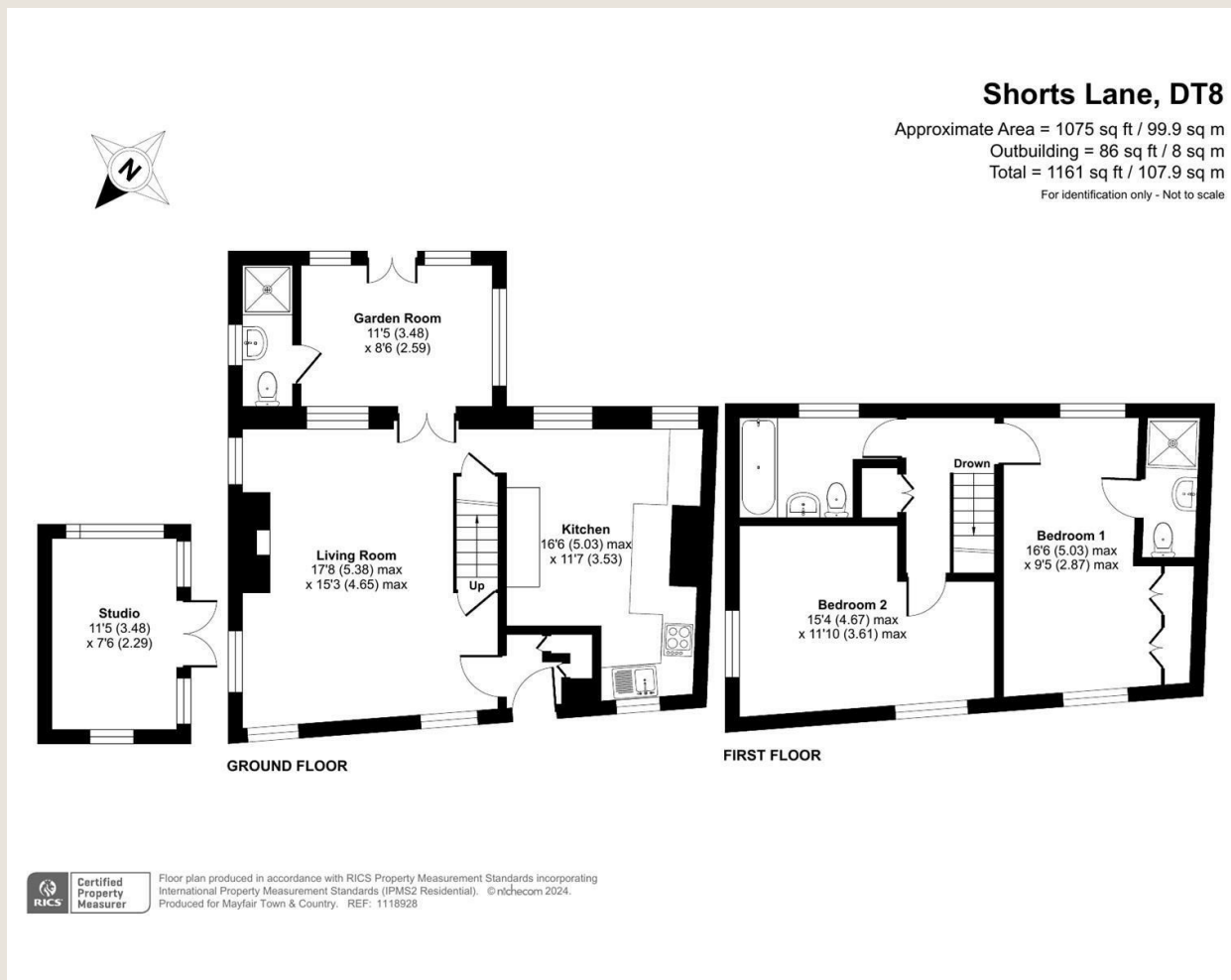
Ofcom checkers below:

[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)



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

**01308 862606**

beaminsters@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)

