



## 3 THE SQUARE

Beaminster, DT8 3AS

Price Guide £600,000

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TOWN & COUNTRY

# PROPERTY DESCRIPTION

A charming Grade II listed property in the heart of Beaminster Square with well positioned shop, separate two bedroom first floor apartment and main house. 3 The Square has Hamstone elevations under a slate roof. The accommodation briefly comprises a six(one being used as a study) bedroom home with two reception rooms, a good-sized shop on the ground floor, two bedroom apartment as well as two garages and parking to the rear. This period property offers great scope for income potential.

## Situation

### The local area\*

6.3 x miles - Bridport  
6.9 x miles - Crewkerne  
7.7 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. 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:



# PROPERTY DESCRIPTION

## Main House

The house itself offers versatile accommodation arranged over three floors creating a delightful family home. Many character features can be spotted in this period townhouse, including exposed timbers, stone mullions and window seats, and large wooden sash windows.

## The Shop

With a prominent position in The Square, the shop is of good size with beautiful bay window looking directly out onto The Square where both pedestrians and passing traffic can sneak a peek. The current owners have let the premises under licence, although it is now vacant.

## Kitchen / Breakfast room

The heart of the home with mullion window and window seat, exposed stone and beam housing the Aga and attractive breakfast bar for family to gather together.

The fitted kitchen has a range of modern base units with worktop over, stainless steel one and a half bowl sinks with drainer, gas hob and electric oven, in addition to the gas Aga, plus space for a large fridge freezer.

A highlight of the kitchen is the access to the walk-in larder. From the kitchen is a further hallway, which has external access, leading to the utility room, downstairs WC, extensive garage/workshops and door to first floor apartment.

## Dining Room

Comfortable reception room with exposed beam, window to side aspect and fireplace surround.

## First Floor Landing

Spacious landing with doors off to all rooms on this floor, and staircase leading to second floor. Radiator.

## Drawing Room

An elegant room, its main feature being the large bay window overlooking The Square. Gas fireplace with detailed mantle above and radiator.

## Master Bedroom & Ensuite

Dual aspect room with built-in wardrobes, a radiator and window seat. Door to ensuite shower room, WC and wash hand basin with vanity unit below.

## Bedroom 2

Double bedroom with window to side aspect and window seat, exposed wooden beams, radiator and wash hand basin.

## Study

A well appointed study with radiator and sash window also enjoys those wonderful views over The Square.

## Bathroom & WC

Fitted bath with shower over, wash hand basin, built-in cupboard and towel rail over radiator. WC accessed separately from the landing.

## Second Floor Landing

Doors to all rooms, eaves storage, loft hatch and velux rooflight.

## Bedroom 3

Double bedroom with beautiful exposed beams, plenty of eaves storage, two velux rooflights, radiator and additional cupboard housing water tank.

## Bedroom 4

Accessed via some further steps up from the landing, this double bedroom is positioned at the front of the property and again benefits from exposed beams. Fitted wardrobes, two velux rooflights, radiator and further eaves storages.

## Bedroom 5

A lovely, if slightly smaller, bedroom with two velux rooflights sneaking views over St Mary's Church. Exposed beams, eaves storage and radiator.

## First Floor Apartment

The spacious first floor apartment is located to the rear of the property and is accessed via a staircase off the rear hallway on the ground floor. Alternatively, this part of the property can be accessed internally via interconnecting locking doors from the master bedroom.

Generous galley kitchen with base units, electric cooker, stainless steel sink and drainer, with space for fridge/freezer. Two velux rooflights create a light and inviting space.

Steps rising to spacious, triple aspect sitting room with two velux rooflights, radiator and loft hatch. Two good sized double bedrooms, both with window to side aspect and radiator. Shower room with shower unit, wash hand basin and WC.

EPC rating E with current rating of 49, and potential to be 64 (D).

## Outside

The main house and apartment are accessed from the rear of the property, via Francis Mews off Hoghsill Street, with a courtyard parking area. Access to the garage and second garage/workshop.

## Additional Information

To the rear of the property, neighbouring properties have a right of access across the courtyard to reach their property.

The flat is currently let on an AST.

All mains services connected.

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

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



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)

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