



CORNERWAYS

Mosterton, DT8 3HL

Price Guide £415,000

MAYFAIR  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Located in the charming village of Mosterton, Beaminster, this delightful semi detached Grade 2 listed three-bedroom house on Chedington Lane offers a perfect blend of period charm and modern living. The property is situated close to the center of the village. The spacious living areas are designed for both relaxation and entertaining, providing ample room for family gatherings or quiet evenings in. The three bedrooms are generously sized, each offering a retreat at the end of the day. The property also benefits from an attractive garden and a useful annexe. Mosterton is known for its friendly community and picturesque surroundings, making it an excellent choice for families and individuals alike. With easy access to nearby towns and beautiful countryside.

## Situation

The local area\*  
3.0 x miles - Beaminster  
4.0 x miles - Crewkerne  
9.5 x miles - Bridport

\*All distances are approximate and sourced from Google Maps.

## The local area

Mosterton is one of the few remaining villages which still boasts a variety of amenities including; a large village shop, local pub, sought-after C of E primary school, commercial garage and village hall. The village is a thriving community and hosts a variety of social and hobby events throughout the year.

## 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

## Porch

## Living Room

Attractive room with inglenook fireplace with beam and wood burner, exposed timber floor, beamed ceiling.

## Dining Room

Exposed timber flooring and stairs to first floor.

## Kitchen

A charming room with deep glazed sink, good range of cupboards, fitted oven and hob, plumbing for dish washer and work surfaces.

## Cloakroom

Low level w/c and hand basin.

## Rear Lobby

Stone floor, door to outside.

## First Floor

## Landing

Stairs to second floor.

## Bedroom Two

Cupboards with airing cupboard, window seat.

## Bedroom Three

Window seat.

## Bathroom

Suite comprising panelled bath with shower, hand basin and low level w/c.

## Second Floor

## Bedroom One

Exposed beams.

## Outside

Access to garage and 2 parking spaces.

## Annexe

A superb space combining Bedroom/Sitting/Kitchen.

Kitchen with cupboards and drawers, fitted oven and hob, plumbing for washing machine.

Collapsible bed and wood burner.

## Gardens

The gardens are mainly located to the front and comprise, gravelled paths, lawns, pergola and shrub/flower beds.

## Material Information\_

Additional information not previously mentioned

- Mains electric, drainage and water.
- 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)

### Chedington Lane, Mosterton, Beaminster, DT8

Approximate Area = 1016 sq ft / 94.3 sq m  
Limited Use Area(s) = 117 sq ft / 10.8 sq m  
Annexe = 301 sq ft / 27.9 sq m  
Outbuilding = 151 sq ft / 14 sq m  
Total = 1585 sq ft / 147 sq m

For identification only - Not to scale

Denotes restricted head height

**GROUND FLOOR**

- Kitchen: 13'5" (4.10) max x 8'9" (2.67) max
- Dining Room: 16'3" (4.95) x 8'1" (2.47)
- Living Room: 16'1" (4.91) x 12'8" (3.87)
- Annexe: Kitchen / Bedroom / Sitting Room, 18'1" (5.50) max x 16'8" (5.07) max

**FIRST FLOOR**

- Shed: 13' (3.96) x 11'7" (3.54)
- Bedroom 1: 20'4" (6.19) x 11'9" (3.59)
- Bedroom 2: 13'9" (4.20) x 10'1" (3.07)
- Bedroom 3: 10' (3.04) max x 9'7" (2.93)

**SECOND FLOOR**

Legend: Denotes restricted head height

North Arrow: N

Scale: For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Mayfair Town & Country. REF: 1275845



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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)

