



## THE OLD SCHOOL HOUSE

Beaminster, DT8 3AG

Price Guide £500,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled at the end of a short and quiet cul de sac off Hogshill Street in Beaminster, this delightful period house offers a perfect blend of character and modern living. With two inviting reception rooms, this home provides ample space for relaxation and entertaining. The two well-proportioned bedrooms are ideal for a small family or those seeking a peaceful retreat. The accommodation is very flexible and could be configured as two or three bedrooms.

The property boasts a well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this home is the picturesque garden, which offers a serene outdoor space to unwind. Additionally, the house benefits from a single garage, a valuable asset in this quaint town.

From the property, you can relish stunning views over Beaminster, enhancing the overall appeal of this charming residence. This house is not just a home; it is a lifestyle choice, perfect for those who appreciate the tranquility of a quiet town location while being a short walk to local amenities.

## Situation

The local area  
6.0 miles – Bridport  
6.2 miles – Crewkerne  
7.4 miles – Jurassic Coast

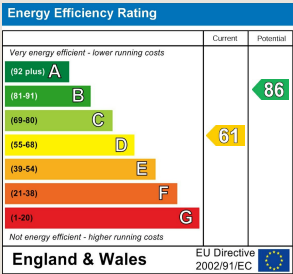
\*All distances are approximate and sourced from Google Maps

## 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 Tax Band: D  
Tenure: Freehold  
EPC Rating: D



# PROPERTY DESCRIPTION

## Entrance Lobby

Radiator

## Staircase Lobby

Stairs to first floor:radiator

## Cloakroom

Suite comprising hand basin and low level w/c.

## Kitchen/Dining/Living room

A fine room around which family life will revolve. Laminate timber effect flooring,good range of cupboards and drawers, deep glazed sink, extractor fan, worksurfaces and splashbacks. Radiator and fitted fridge.

## Family Room

A splendid light room ideal for sitting and enjoying a drink with family or friends. Laminate timber effect flooring, utility cupboard with plumbing for washing machine, skylight and doors to the pretty walled gardens.

## First Floor

### Landing

Radiator

### Living Room

A particularly light and spacious room with extensive book shelving, fireplace with gas fire and radiator. This room could be configured as a bedroom if needed.

### Bathroom

Attractive suite comprising panelled bath with shower, hand basin in vanity unit, low level w/c ,tiled splashbacks and radiator. Cupboard housing central heating boiler and views over the rooftops to the countryside beyond.

## Second Floor

### Landing

Radiator

### Bedroom One

Radiator, wardrobe and shelving. Great views over Beaminster to the countryside beyond.

### Bedroom Two

Cast iron fireplace(not working),window seat, radiator and excellent views over the town and church to the countryside beyond.

### Outside

Private tarmac drive leading to a single garage and the house.

### Gardens

Very pretty private and secluded walled garden with lawn, paved terrace and well stocked flower/shrub beds.

### Material Information\_

- All mains services are 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:

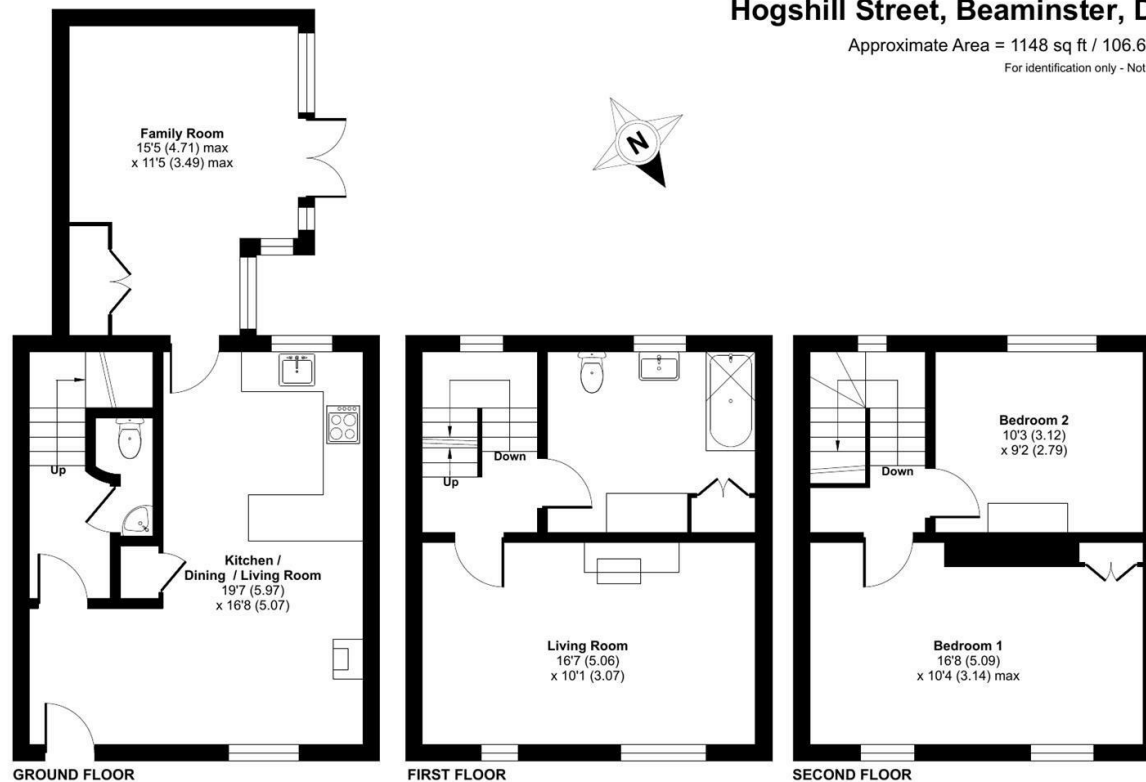
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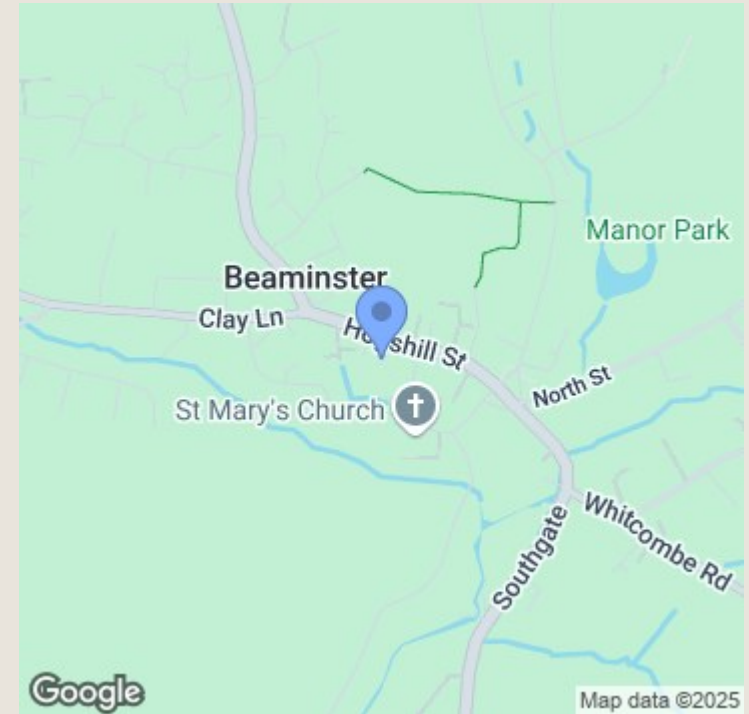
## Hogshill Street, Beaminster, DT8

Approximate Area = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Mayfair Town & Country. REF: 1285067



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

**01308 862606**

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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)

