



## THE MEWS HOUSE

Beaminster, DT8 3AU

Price Guide £410,000

**MAYFAIR**  
TOWN & COUNTRY



# PROPERTY DESCRIPTION

Located in the charming town of Beaminster, The Mews House presents a delightful opportunity to acquire a lovely house that exudes character and warmth. This inviting property boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests. With three spacious bedrooms, there is ample room for family living or accommodating visitors. The property is ideally situated, allowing residents to enjoy the picturesque surroundings and the vibrant community that Beaminster has to offer. This property is a wonderful blend of traditional charm and modern living, making it an excellent choice for those seeking a home with character in a desirable location with a good sized garden.

## Situation

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

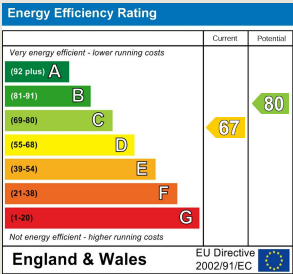
\*All distances are approximate and sourced from Google Maps

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



# PROPERTY DESCRIPTION

## Entrance Hall

Radiator, tiled floor and understairs cupboard.

## Open plan Kitchen/Dining/Sitting Room

A splendid room which is the hub around which family life will revolve. Ideal for entertaining or relaxing after a walk around the town and surrounding countryside.

The kitchen/dining room has a good range of cupboards and drawers, fitted oven, microwave, hob, extractor fan and fridge/freezer. Gas fired Aga, gas fired boiler, sink unit and work surfaces and tiled floor.

The sitting room has a tiled floor, central fireplace, 2 radiators and double doors to the terrace and gardens,

## Utility Room

Cupboards, tiled floor, sink and plumbing for washing machine.

## Cloakroom

Suite comprising Low level w/c, hand basin, radiator and tiled floor and walls.

## First Floor

### Landing

### Bedroom One

A delightful room with a range of fitted cupboards, wardrobes and drawers. Radiator and doors on to a balcony offering views over the garden and town.

### Bedroom Two

Radiator and 2 velux roof lights.

### Bedroom Three

Radiator and 2 velux roof lights.

## Bathroom

Suite comprising shower cubicle, hand basin, low level w/c and tiling.

## Outside

Side access to the rear gardens.

## Garden

The long gardens are a particular feature of this charming house and include a paved terrace which is ideal for alfresco dining. There are also a variety of trees, shrubs and flowers. The gardens are mainly walled and fenced and there is a greenhouse. Good views towards the church from the bottom of the garden.

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and 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)

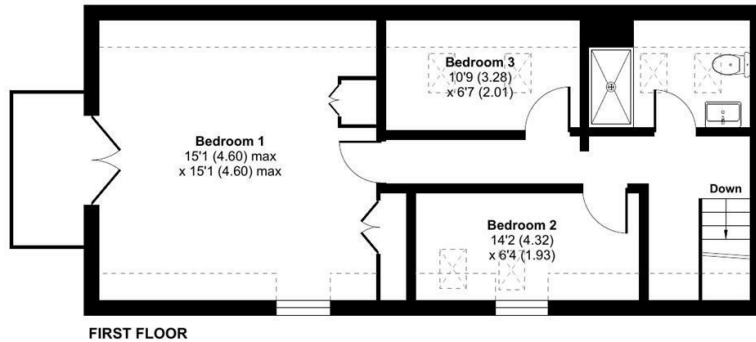
## The Square, Beaminster, DT8

Approximate Area = 1038 sq ft / 96.4 sq m

Limited Use Area(s) = 100 sq ft / 9.2 sq m

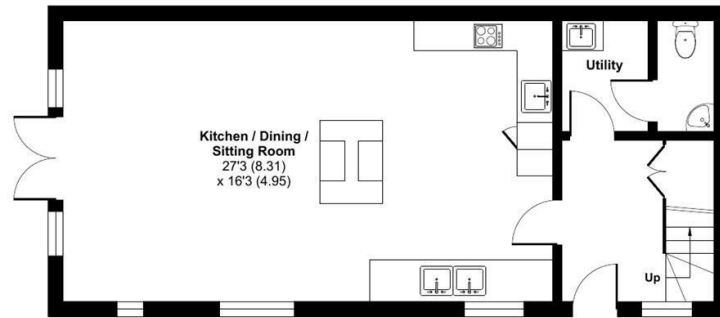
Total = 1138 sq ft / 105.6 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR

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: 1290789



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)

