



## Bridge Cottage, 24 Prout Bridge, Beaminster, Dorset

A charming characterful town house with walled courtyard garden located in the heart of Beaminster.

Guide Price **£299,950**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Bridge Cottage

24 Prout Bridge, Beaminster, Dorset,  
DT8 3AY

Two double bedrooms  
Attic Bedroom  
Modern kitchen and bathroom  
Extended rear  
Gas central heating  
Town centre location

### Accommodation

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson  
Beaminster office on 01308 863100





### The Property

The property offers a charming authenticity with modern touches. The front aspect of the property is complimented by the gentle flow of the river with a well-built bridge leading to the front door. Inside is a delightful modern kitchen fitted with a range of integrated appliances and dining space coming from the extended reception room on the rear. On the first floor are two spacious double bedrooms and a modern bathroom with attic room on the third floor. At the rear is a low maintenance, enclosed, walled courtyard garden. The property is further benefitted by uPVC double glazing throughout and gas central heating. Early viewing of this exceptionally high-quality property is strongly advised.

The property is laid out as follows:

Leading into the property is a partially glazed uPVC door taking you into the hallway. Down the hallway are doors leading to all principal rooms and stairs upwards. On the front aspect is the cosy sitting room with feature fireplace, storage cupboard and TV point.

On the rear is the modern kitchen/diner. The kitchen is fitted with a variety of light grey base and wall units with a speckled dark grey worktop over. There is an integrated electric oven with gas hob and extractor over. Adjacent to the hob is an integrated tall fridge freezer. Inset sink with integrated dishwasher and washing machine. Beyond the kitchen is the dining space with French doors leading into the garden and cloakroom.

The cloakroom is fitted with a modern suite in white comprising of a wash hand basin, WC and radiator.

On the first floor are two double bedrooms, the bigger of the two is on the front aspect with built in storage cupboards and great views from the front window.

On the rear is the family bathroom. This has a modern suite fitted in white with a black tiled floor. The suite comprises of a glazed walk-in shower cubicle with a thermostatic shower, WC, wash hand basin, bath and heated towel rail.

On the second floor is the attic bedroom. This is a spacious double bedroom with dormer window on the front aspect with amazing views.

### Situation

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants, and pubs, many of which are clustered around the town Square, and there are two schools, (primary and secondary). There is also an annual music and arts festival. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo). Super-fast broadband is available.

**Directions**

From Beaminster Square walk down over the hill towards Bridport and the Ollerod. This property will be found opposite the Ollerod.

**Outside**

On the front aspect is a low maintenance garden with gravel and a laid path leading to the front door with the river running below.

On the rear aspect is a low maintenance courtyard garden with sun terrace at the rear.

**Services**

All mains services are connected. Gas-fired central heating.

**Local Authority**

Dorset Council - 01305 251010  
Council Tax Band C

**Agents Note**

**Planning:**

2 Applications of which we believe none will impact on 24 Prout Bridge.

**Broadband:**

Ultra Fast is available at download 1000mbps/upload 220 mbps.

**Mobile:**

Providers available EE/Three/02/Vodafone

Flood risk: Surface water High risk

MED/06.02.2023/3460 amended 12.4.23, 1.6.23, 4.9.23, 9.4.24

**Prout Bridge, Beaminster, Dorset**

Approximate Area = 1011 sq ft / 93.9 sq m  
Limited Use Area(s) = 76 sq ft / 7 sq m  
Total = 1087 sq ft / 100.9 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 959685



01308 863100  
Symonds & Sampson LLP  
36 Hogshill Street, Beaminster, Dorset, DT8 3AA  
beaminster@symondsandsampson.co.uk  
www.symondsandsampson.co.uk

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