



## Rosebank Cottage, Mosterton, Beaminster, Dorset

Three bedroom detached period property located in the heart of Mosterton with driveway parking and garage.

Guide Price

**£360,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## Rosebank Cottage, Mosterton, Beaminster, Dorset, DT8 3HN

- Detached
- Three double bedrooms
- Spacious sitting room
  - Kitchen/ diner
- Two reception rooms
- Modern shower room
- Garage and driveway parking
  - No onward chain

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100





Detached three bedroom cottage situated in the heart of Mosterton. The property has a wealth of benefits including three double bedrooms, two reception rooms and a large shower room. The cottage further profits from a sizeable garden on the rear with a workshop and shed on the front is a detached garage. The addition of uPVC double glazing, oil central heating and wood burning stove create an cozy and warm living accommodation. No onward chain! Early viewing is strongly advised.

#### Internal

Leading in to the property is a uPVC door leading into a small lobby area with doorways into the kitchen and sitting room.

The sitting room is on the front aspect with exposed wooden beams, two double glazed windows. Stone built fire place with wood burning stove. Pannelled radiators, carpeted flooring and stairs leading upwards.

The dining room/ library has electric underfloor heat with

laminated flooring, door glazed window and sliding door leading into the garden. Off the dining room is the kitchen.

The kitchen is fitted with variety of base and wall units with a roll edge worktop over. There is an integrated double oven with halogen hob adjacent. 1 1/4 bowl sink & drainer with mixer tap. Wall mounted heating control for electric underfloor heating and tiled flooring.

Off the kitchen is the WC/ utility room with WC, wash hand basin, radiator and plumbing for washing machine.

Upstairs are three double bedrooms all with carpeted flooring and radiators.

There is a sizeable family shower room with a double width glazed shower cubicle and an electric shower over.

#### External

On the rear aspect is a paved patio area with steps leading to a further patio area. There is a raised lawn with flower and

shrub borders. There is a sizeable workshop and garden shed with greenhouse at the rear of the garden.

There is a garage on the side with an up and over door, window to the rear and home to the oil fired boiler. Lighting and power inside.

#### Property information

The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property.

There are no current granted planning applications within the postcode which will affect the property, which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx> As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

#### Services

Mains water and electric.

Oil central heating

Dorset council tax band : D

### Situation

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

### Directions

From Beaminster proceed north on the A3066 passing through the tunnel. Continue into the village of Mosterton, passing the shop and public house. Turn right just past The Paddocks and the property will be found in front of you.



## Mosterton, Beaminster

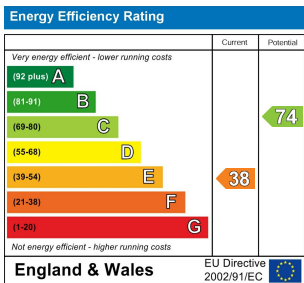
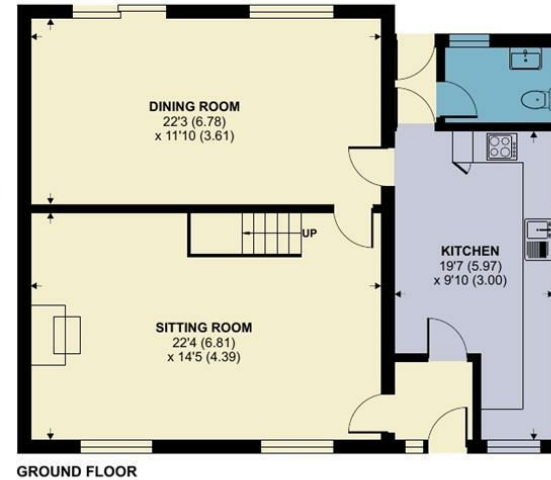
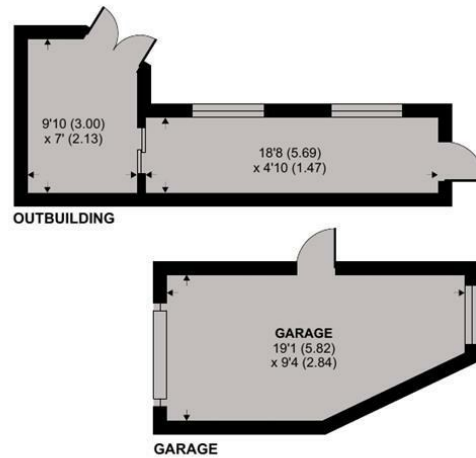
Approximate Area = 1473 sq ft / 136.8 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 1789 sq ft / 166 sq m

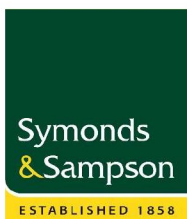
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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Symonds & Sampson. REF: 1106226



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