



## 2, Barnfleet, Beaminster, Dorset,

Spacious three-bedroom family home tucked away in a peaceful cul-de-sac on the edge of Beaminster.

Guide Price  
**£450,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## 2, Barnfleet, Beaminster, Dorset, , DT8 3FD

- Semi-detached
- Three bedrooms
- Two bathrooms
- Spacious sitting room
- Newly fitted kitchen
- Landscaped rear garden
- Driveway and garage parking

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100





Positioned within a modern cul-de-sac comprising four properties, this charming three-bedroom semi-detached family home is conveniently located within walking distance of Beaminster Town centre. Boasting a meticulous presentation, the property offers a spacious dual-aspect sitting room, a recently installed; fully equipped kitchen/diner, and a convenient WC on the ground floor. Upstairs, the main bedroom features an en-suite shower room, accompanied by two additional bedrooms and a modern family bathroom. Outside, the property boasts an inviting open frontage and a landscaped rear garden, complemented by a driveway and garage. Early viewing is strongly recommended to appreciate all this property has to offer.

#### Internal

The property is laid out as follows:

Leading into the property is a uPVC door taking into the hallway. Off the hallway re stairs leading upwards and doorways to all principal rooms. There is a practical WC with wash hand basin, WC and radiator.

Off the hallway is the newly installed kitchen fitted with a variety of grey base and wall units with a low-profile marble effect worktop over. There is an integrated electric single oven with gas hob and extractor over with dishwasher adjacent. There is space for an upright tall fridge freezer along with newly installed wall mounted combination boiler

and French doors leading into the garden.

The sitting room is a sizeable triple aspect room with carpeted flooring, electric fire and French doors leading into the garden.

Upstairs are two double bedrooms. The main comes with its own modern en-suite shower room. The shower room comprises of a white suite with WC, wash hand basin, walk in shower with thermostatic shower and a heated towel rail.

There is a single bedroom currently set-up as a dressing room.

The family bathroom comprises of a modern suite in white with wash hand basin, WC, heated towel rail and a bath with a shower over.

#### External

On the rear aspect is a beautifully landscaped garden with a well-maintained pergola with sun terrace below a laid lawn centre pieces with a path leading to the side garage door. Behind the garage is a variety of planting beds and storage space. The garden has been bordered with a variety of mature planted small trees and shrubs.

The garage has power and lighting with an up and over door, behind two parking spaces.

#### Property Information

The property is situated in a high risk flood zone for surface water and a medium risk zone for rivers and sea.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

There are no current granted planning applications within the postcode which will effect 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

All mains services are connected.

Ultrafast broadband is available. All four major networks offer indoor and outdoor mobile service.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

#### 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. There is also an annual music festival. The surrounding countryside and superb coast, which is designated a World Heritage Site and has recently been used in the filming of Broadchurch 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 a main line railway service to London (Waterloo).



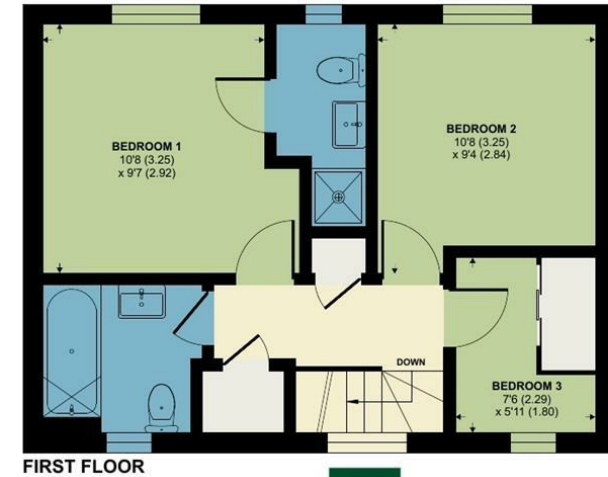
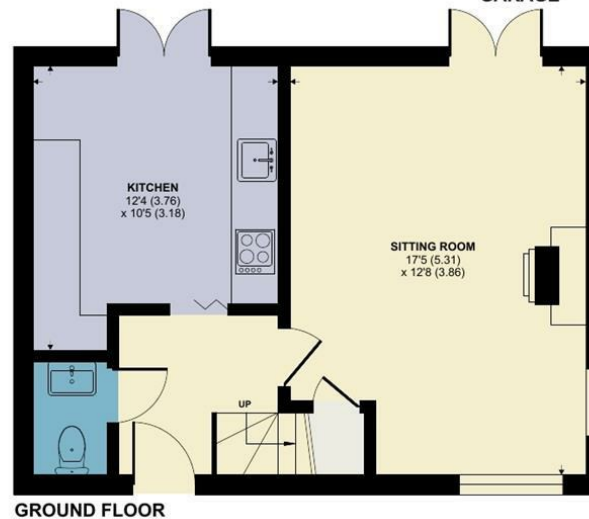
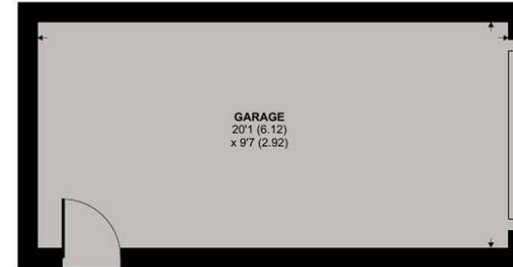
## Barnfleet, Beaminster

Approximate Area = 828 sq ft / 76.9 sq m

Garage = 195 sq ft / 18.1 sq m

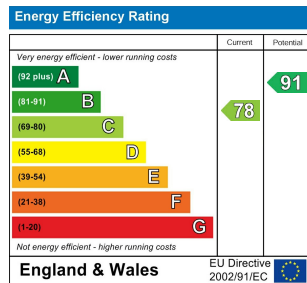
Total = 1023 sq ft / 95 sq m

For identification only - Not to scale



### Directions

From our Beaminster office turn left and proceed to the Square. Turn left into Fleet Street and continue until you reach the new houses on the right hand side. Turn right and immediately right again into Barnfleet where the property will be found at the end of the courtyard.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1108803



BEA/3594/11.4.24/MED



01308 863100

Symonds & Sampson 36 Hoghill Street

Beaminster

Dorset

DT8 3AA

beaminster@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

