



**Beam Cottage 16, North Street, Beaminster, Dorset**

Offers in Region Of  
**£785,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

A Grade II listed detached three-bedroom house with a one-bed annexe, parking, large rear garden and located within walking distance of the town centre.

**Beam Cottage 16, North Street,  
Beaminster,  
Dorset, DT8 3DZ**

- Prime Location
- Short Walk to Town Centre
  - Detached
  - Three Bedrooms
  - One Bed Annexe
- Plot Totalling 0.35 Acres
  - Off Street Parking
  - Grade II Listed
  - Stunning Garden

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100





This Grade II listed detached property sits in a plot of approximately 0.35 acres and is available with the added benefit of a separate one-bed annexe. Positioned in a very convenient location within walking distance of the square. The ground floor boasts three generously sized reception rooms and a good-sized kitchen. Moving upstairs, you'll find three double bedrooms, accompanied by two modern bathrooms. The rear aspect reveals a large mature, enclosed garden with a mixture of Patio and lawn, there is also a side gate leading to the gravelled parking area. Additionally, the property features an efficient and modern mains gas central heating system, ensuring comfort and warmth throughout.



## Accommodation

The property is laid out as follows:

### Main house:

As you enter the main property through the double doors of the front porch you will enter the dual aspect sitting room with its beautiful inglenook fireplace complete with gas fire, the room has stairs up to the first floor, to the rear you go through the glass door and enter the garden room with double doors out onto the internal courtyard.

Returning to the sitting room you continue through to the dining room which has ample space for a good-sized table. To the back, you have a small rear hallway, on your right, you have a door through to a W/C on the left a cupboard on the right and a further door giving side access to the gravelled parking area. In the rear hallway, there is a spiral staircase to the first floor and another door giving access to the courtyard. At the rear of the property is the kitchen with its bespoke cream shaker-style units with solid

countertops and matching wall units. There is plenty of space for a table and chairs to seat six, and from here you can access the main rear garden.

Access to the first floor via the sitting room takes you up to the front bedroom and first shower room, this bedroom has a connecting door through to the middle bedroom, rear bedroom (which are both good doubles) and second shower room, These can also be accessed via the spiral staircase in the rear hallway.

### Annexe:

The annexe lies across the courtyard from the main house and has on the ground floor a fitted kitchen, bathroom and double bedroom with built-in storage and a door onto the garden. upstairs is the living area.

### Outside

The property is accessed over a tarmac driveway. To the

right of the house is the gravelled parking area, with side access to the rear of the property. The large rear garden is filled with a mixture of mature trees and shrubs, this is truly a gardener's paradise with it being split into 'rooms', which include a courtyard and a 'secret garden', the remainder is laid to lawn with a small patio off the kitchen. the plot is approximately 0.35 acres and runs all the way down to the stream and offers a great deal of privacy.

### 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. Super-fast broadband is





available. There is an annual music festival as well as an arts festival and 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).

#### Services

Mains electricity, water, gas and drainage.

Ofcom.org.uk advises that:  
Ultrafast broadband is available.

EE/3- you should expect to receive a signal for voice and data outdoors.

Vodafone/02 you are likely to receive a signal for voice and limited data outdoors.

EE/3 you should expect to receive limited voice and data indoors.

#### Local Authority

Dorset Council - Tel: 01305 251010

Council Tax Band:

House: Band F

Annexe: Band A

#### Property information

Planning:

There are no current planning applications that we believe will impact this property.

Details of which can be found via:

<https://planning.dorsetcouncil.gov.uk>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser

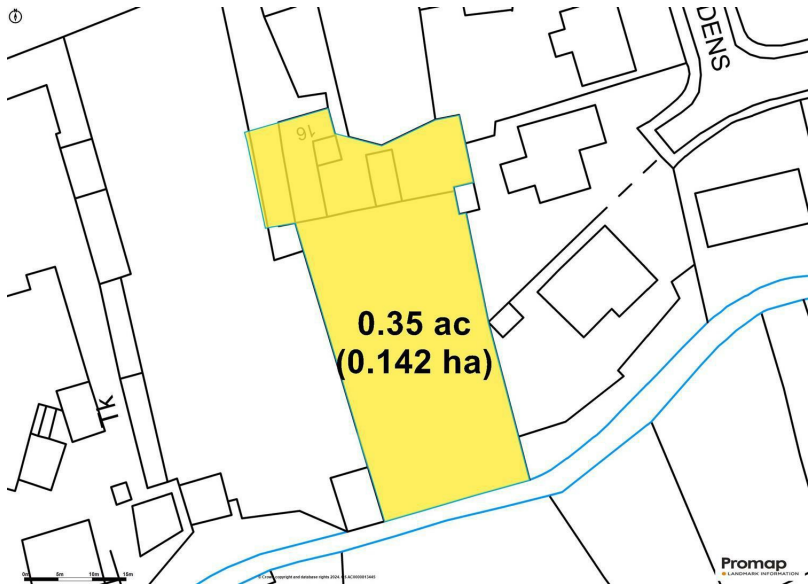
or call the office if you would like to discuss prior to making a viewing.

#### Agents Note

The Tarmac area to the front of the property is unregistered land. This property has a right to pass across by foot and vehicle. The current owner has informed us that they have maintained a portion of the driveway and have marked their cars on it without any issues. the neighbouring business owns the rear part of the gravelled area and has been leased to the vendor to allow a side gate to the garden. The business and environment agency have a right of access over the gravelled area.

**Directions**

From our Office turn left and proceed into the Square and take the second left onto North Street. Proceed up North Street The entrance to the property will be found a short distance on the right at the end of the long stone wall.



**North Street, Beaminster**

Approximate Area = 1560 sq ft / 144.9 sq m  
 Limited Use Area(s) = 144 sq ft / 13.3 sq m  
 Annexe = 502 sq ft / 46.6 sq m  
 Total = 2206 sq ft / 204.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1149073



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