

Symonds  
& Sampson

Symonds  
& Sampson  
01308 843100  
FOR SALE

24

Church Street, Beaminster, Dorset



# 24

Church Street  
Beaminster  
Dorset DT8 3BA

An unlisted three storey period townhouse with walled garden and garage located in a prime position with church and rooftop views



- Three storey spacious property
  - Desirable location
    - Not listed
- Generous kitchen/breakfast room
  - Walled garden
  - Garage
  - No onward chain
- Double glazing throughout
- Council Tax band D

Guide Price £375,000

Freehold

Beaminster Sales  
01308 863100  
[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)





## DWELLING

This unlisted period cottage dates back to the 1900's and is charming with its decorative frontage and surprisingly spacious accommodation.

Internally the house is in good order throughout across its three stories with 3 double bedrooms, some with stunning views of the church. Downstairs the kitchen/breakfast room opens out to a partially walled garden of excellent proportions. This property comes with the added bonus of a garage. early viewing is strongly recommended

## ACCOMMODATION

The internal space of 24 Church Street is surprisingly generous throughout the three stories. The front aspect sitting room is comfortable centred around the open fire and the kitchen/breakfast room overlooks the super enclosed garden. The kitchen itself has a comprehensive range of units providing excellent storage with an integrated hob and double oven. This property has a utility and downstairs cloakroom aswell.

As you move upstairs you will notice the impressive views from both the front and back of the property with vistas over the pretty rooftops of Beaminster and the magnificent church. The master on the first floor has great built in storage. The top floor bedroom is a super space with its great aspect and space and it has potential to extend further into the roof void. All in all this is an impressive cottage



## OUTSIDE

This property has a single garage which is situated a very short distance from the property with parking in front. The garage has an up and over door and is in good order. The garden to the rear is partially walled added to its charm. A paved terrace leads off the rear of the property and opens out to a large central lawn edged in mature trees and shrubs

## 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 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).

## DIRECTIONS

What3words//mistaking.boomers.tone



## SERVICES

Mains water, drainage and electricity are connected.

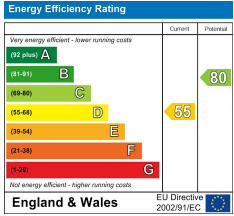
Broadband and Superfast are both available

Mobile phone coverage -

## MATERIAL INFORMATION

There are no current planning permissions which we believe will affect the property within the postcode area. <https://planning.dorsetcouncil.gov.uk/searchresults>. 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. The owners report there has been no issues for this property with flooding during their or previous ownerships. 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.

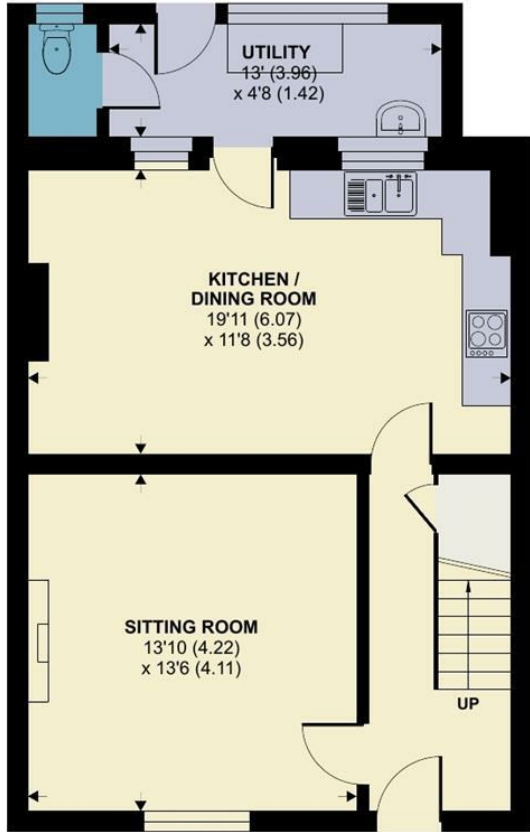




# Church Street, Beaminster

Approximate Area = 1407 sq ft / 130.7 sq m (Excludes Void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2024. Produced for Symonds & Sampson. REF: 1180787



CC-C/3630/ 6.9.24



01308 863100

beaminster@symondsandsampson.co.uk  
36, Hogshill Street,  
Beaminster, Dorset DT8 3AA



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 properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**