

Symonds  
& Sampson



# Granary Cottage

Fleet Street, Beaminster, Dorset



# Granary Cottage

Fleet Street  
Beaminster  
Dorset DT8 3EH

An impressive period semi-detached 3/4 bedroom property, which is unlisted and packed with potential. Situated close to the centre of Beaminster it comes with gardens, garage, parking and two expansive workshops.



- Substantial building totalling over 1330 sq ft.
- Period 3/4 bedroom hamstone property
  - Unlisted
  - Prime location
  - Garage and parking
- Attractive garden edged by a river
  - Two impressive workshops

Guide Price £735,000

Freehold

Private Treaty

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)





## DWELLING

A substantial period property totalling 3317 sq ft which comprises of both living accommodation and workshop space built in a mellow ham stone under a slate roof. The residence sits in a prime location near the centre of town. The house itself has three/four double bedrooms and two reception rooms, some with views over the beautiful enclosed garden edged by a river. The commercial space is spread across two floors and offers a range of opportunities including setting up a business or looking to do a conversion (subject to planning permission).

## ACCOMMODATION

The internal space comprises of two reception rooms, with a wonderful garden room, perfect to enjoy views over the garden and a impressive sitting room on the first floor with a front aspect. The kitchen/dining room extends the width of the property and is dual aspect with a comprehensive range of kitchen units, integrated oven and hob, and a one and half bowl sink. A breakfast bar separates this area from the seating area which centres around an open fire. The utility room is set to the rear of the property with plumbing for a washing machine.

Upstairs there are three/potentially four double bedrooms. The master is a particularly impressive size and comes with excellent built-in storage across one wall. The guest bedroom has a shower en-suite. The third is presently used as the sitting room and the fourth is another generous double. The family shower room comprises of a shower cubicle, hand basin W.C and towel rail.

There is potential to increase the accommodation across both floors by extending into the workshops subject to the correct planning permissions being obtained.

## WORKSHOPS

The property comes with two great size workshops. On the ground floor the workshop was used by the vendor as a base for his business and comes with an office space and plumbing. The 2nd workshop is access up stairs to the rear of the building. This workshop has a vaulted ceiling and some attractive beams. Both offer huge potential for any variety of uses.







## OUTSIDE

A shared drive way leads up to the property and then follows around to the rear where there is parking for 4/6 cars. Here you will find two sizable sheds and a wood store.

Integrated single garage with electric roller door.

The sizable enclosed garden is a real feature, with a paved terrace leading off the rear of the property then steps down into a large lawn edged with colourful floral displays and edged by a river. Side door to parking.

## 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 Jurassic 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 a main line railway service to London (Waterloo).

## DIRECTIONS

What3words - [sunk.congratulations.tweed](https://www.what3words.com/sunk.congratulations.tweed)

## SERVICES

All mains services are connected.

Broadband

Standard, superfast and ultrafast broadband are available.

Mobile phone

Indoor voice and data

EE/Three - coverage is limited

O2 - voice and data - you are likely to receive coverage.

Vodafone voice - you are likely to receive coverage





Data is limited coverage.

Outdoor - voice and data  
EE/Three/02/Vodafone - You are likely to receive coverage.

## MATERIAL INFORMATION

AGENTS NOTE There is a small flying freehold at this property.

Flooding - 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 have been no issues for this property with flooding during their or previous ownerships.  
Surface water - High risk.

Planning - There would appear to be no current planning application which would affect the property which we are 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 advisor or call the office if you would like to discuss prior to booking a viewing.

## LOCAL AUTHORITY

Dorset Council - <https://www.dorsetcouncil.gov.uk>  
Council Tax Band D.

# Fleet Street, Beaminster

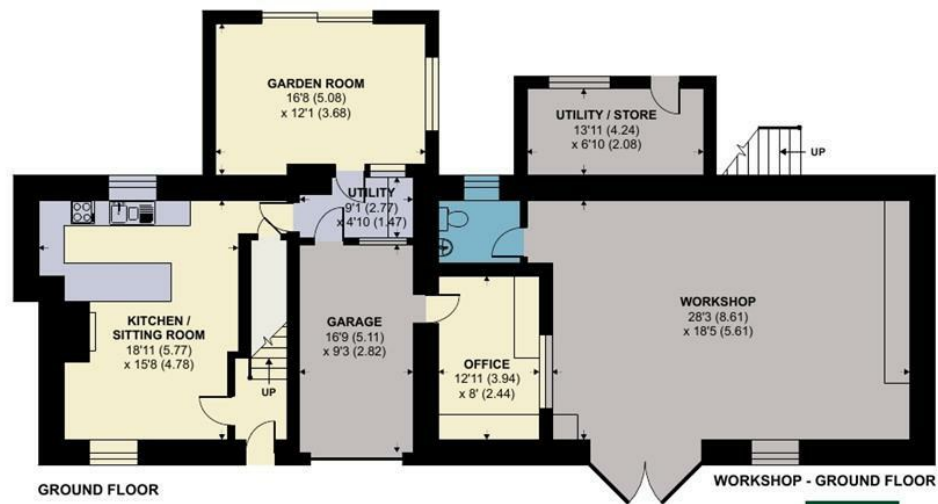
Approximate Area = 2054 sq ft / 190.8 sq m (includes garage)

Workshop = 1263 sq ft / 117.3 sq m

Total = 3317 sq ft / 308.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Energy Efficiency	A		
Water Efficiency	B		
Overall	B		
Energy Efficiency Rating		43	58
Water Efficiency Rating		4	5
Overall Rating		4	5
England & Wales			
EU Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1177213



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