



26

Clay Lane, Beaminster, Dorset



# 26

Clay Lane  
Beaminster  
Dorset DT8 3BX

An impressive detached three/four bedroom family home offering spacious accommodation residing in a sizable plot with garage and parking.



- Detached
- 3/4 bedrooms
- 2 reception rooms
- Generous plot
- Parking and garage
- Enclosed rear garden
- Insulated garden cabin/workspace
- Prime town location

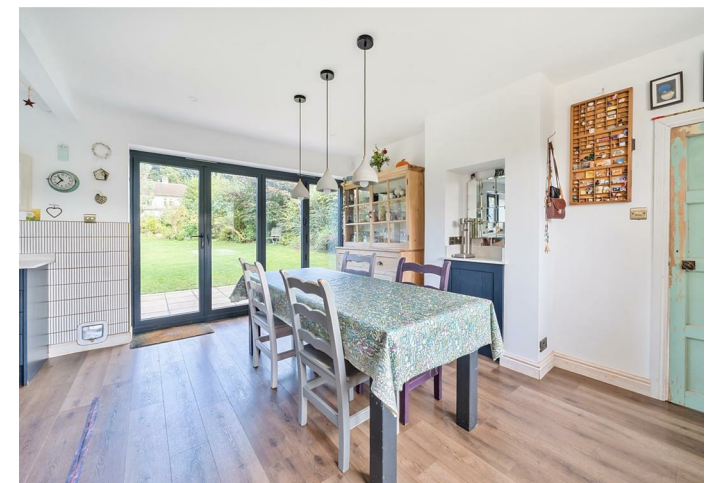
Guide Price £549,000

Freehold

Private Treaty

Beaminster Sales  
01308 863100

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





## DWELLING

A substantial family home with huge potential. Internally you will find a stunning kitchen/breakfast room and two further reception rooms. Upstairs there are three bedrooms plus an extension with planning for a dressing room and en-suite. The property sits in a sizable plot with a single garage and parking for a number of cars to the front, whilst to the rear is a super enclosed garden with a stunning cabin for additional accommodation or work space.

## ACCOMMODATION

Entrance porch into main hall with stairs rising. The dual sitting room is wonderfully comfortable wrapped around a cosy wood burner. The kitchen/breakfast room is stunning with units in a complimentary mix of soft green and deep blue topped in sleek granite. Integrated items include a fridge freezer and dishwasher. Pride of place goes to the Range cooker. Bi Fold doors open out onto a terrace. Beyond this room is the vendor's sewing room which has additional built-in storage and plumbing. Off this room is a very pretty cloakroom. Upstairs there are two double bedrooms and a single bedroom presently used as a study. The master adjoins the new two storey extension where there is planning to convert the top level into a dressing room/en suite bath room. The present bathroom consists of a bath, W.C. and basin.

## THE GARDEN CABIN

Built in the garden is a very sizable cabin which is fully insulated with water and power. This could be used for any number of purposes including a workshop, home office or additional accommodation for guests.

## OUTSIDE

To the front is driveway parking for a number of cars and a lawned area. Garage with up and over door. To the rear is the cabin which resides in a sizeable garden mostly laid to lawn with mature trees and shrubs. to the rear of the garden is an area which could be used for 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 - documents.scooter.aimless

## SERVICES

Mains water, electricity and drainage are connected.

Broadband

Standard, superfast and ultra fast is available.

Mobile Phone

Indoor voice

EE/02 - you are likely to receive coverage

Three/Vodafone - Coverage is limited

Data indoor

33/Three/02/Vodafone

Limited coverage

Outdoor

voiced and date - you are likely to receive coverage.  
checker.ofcom.org.uk

## MATERIAL INFORMATION

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.

There are no current planning permissions in this postcode that would effect the property which we have been made aware of.

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

Planning No for extension is WD/D/20/003071

## LOCAL AUTHORITY

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

Council Tax Band E.

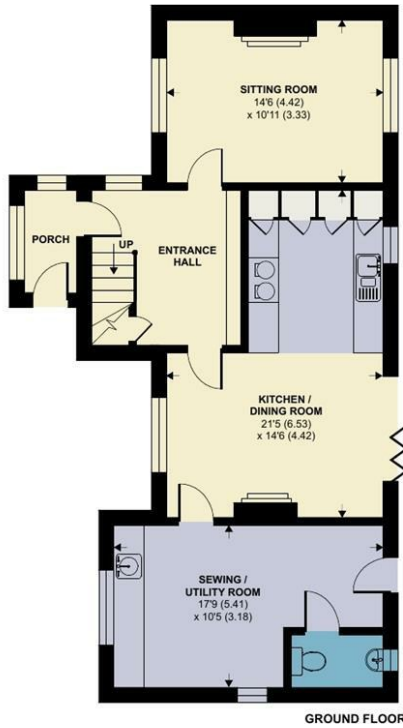


Energy Efficiency Rating		Current	Potential
The energy efficiency class (rating) is based on the energy performance of the building.			
Very energy efficient (lowest carbon value)	A		B1
Energy efficient	B		B2
Decent	C		C
Decent	D		D
Decent	E		E
Decent	F		F
Decent	G		G
For more information on energy ratings visit <a href="https://www.gov.uk/guidance/energy-ratings">www.gov.uk/guidance/energy-ratings</a>			
England & Wales			
EPC Directive 2002/91/EC			

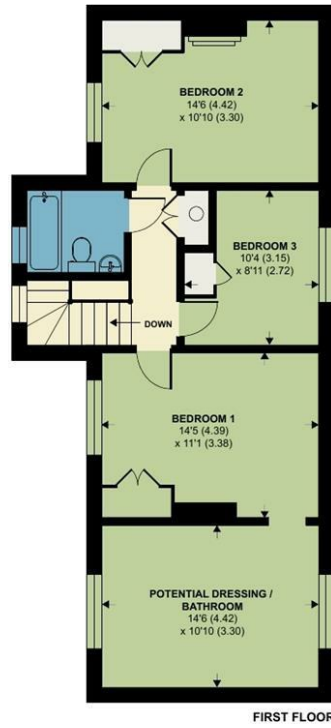
# Clay Lane, Beaminster

Approximate Area = 1456 sq ft / 135.2 sq m  
 Garage = 165 sq ft / 15.3 sq m  
 Outbuilding = 293 sq ft / 27.2 sq m  
 Total = 1914 sq ft / 177.8 sq m

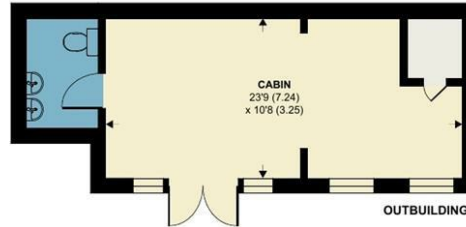
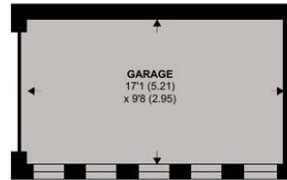
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1188099



BEAS/3638/27.9.24



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