

Symonds
& Sampson



19

North Street, Beaminster, Dorset

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North Street
Beaminster
Dorset DT8 3DZ

A Grade II listed three bedroom character property with stone mullion windows and sizeable gardens located within the beating heart of Beaminster's town centre.



- Grade II listed Cottage
- Three double bedrooms
 - Shower room
- Large reception room
 - Conservatory
- Stone Mullion Windows
 - Sizeable garden
- Gas central heating

Guide Price £335,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A Grade II listed three bedroom character property with stone mullion windows and sizeable gardens located within the beating heart of Beaminster's town centre.

ACCOMODATION

Leading into the property is a wooden front door taking you into the sizeable hallway. Off the hallway is a cozy sitting room with a feature fireplace and flagstone flooring. The kitchen is fitted with bespoke wooden base and wall units with a gas hob and wall mounted gas boiler. Off the kitchen is a handy rear porch to one side and a conservatory to the other. Upstairs, there are three good sized bedrooms along with a family shower room. Others on the road have also done attic conversions (SSTP) due to the large attic spaces.

EXTERNAL

On the rear is a well established garden with various mature trees and small shrubs with a sun terrace and a storage shed.

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/O2 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.

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).

LOCAL AUTHORITY

Dorset Council : Tax band D

MATERIAL 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.

Flying Freehold

There is an element of flying freehold with this property, please ask for further information.

DIRECTIONS

From our Office turn left and proceed into the Square and take the second left onto North Street. Proceed up North Street and the property can be found on the left hand side.

What3words ///constrain.connected.limo



North Street, Beaminster

Approximate Area = 1205 sq ft / 111.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1205957



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