



## 2 St. Marys, Corscombe, Dorchester, Dorset

Spacious three bedroom house situated in the peaceful village of Corscombe with an attractive courtyard garden and parking.

Guide Price

**£275,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## 2 St. Marys, Corscombe, Dorchester, Dorset, DT2 0NU

- Three bedrooms
- Large reception room
- Modern kitchen with integrated appliances
- Conservatory with atrium
- Parking at rear
- Village location
- Stunning countryside views

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100







A charming three bedroom "cottage style" modern home with a delightful conservatory with atrium to the rear. The property, which also has a modern fitted kitchen, further benefits from parking and country views to the front. Early viewing is strongly advised.

#### Internal

Leading into the property is a partially glazed uPVC door. Off the hallway are doorways leading to all rooms and stairs leading upwards.

Off the hallway is a modern kitchen fitted with a variety of hi gloss base and wall units with a speckled white worktop over. The kitchen benefits from a range of high specification integrated appliances including an electric single oven, electric hob, fridge, and dishwasher. Off the kitchen is a small lobby space with French doors leading into the garden.

There is a sizeable dual aspect sitting room with laminate flooring, wood burning stove, space for a table and chairs to seat for and door into conservatory. The conservatory is current setup as the ideal work from home space with

carpeted flooring and French door leading into the garden.

Upstairs are two double bedrooms, the principal coming with built in storage cupboards. There is also a single bedroom on the front aspect.

The family bathroom has recently been refreshed with a WC, wash hand basin and bath with shower over.

#### Outside

At the front of the property is a stocked border and patio area.

At the rear is a beautiful, pleasant seating area comprising a patio, stocked borders, gravelled bed, shed and having external power and tap.

Parking for two vehicles at the rear.

#### Property information

There are no planning application within the postcode which would effect the property, that we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>  
The property is within a very low risk flood for surface water and a very low risk area for rivers and sea flooding.  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

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.

#### Services

Mains water, electricity and drainage are connected.

#### Local Authority

West Dorset District Council - 01305 251010  
Council Tax Band C.

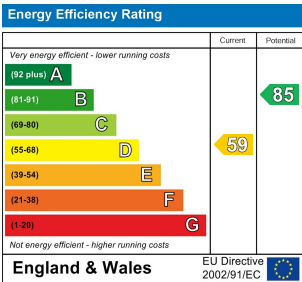
#### Situation

Corscombe is a Conservation village in an area designated as being of 'Outstanding Natural Beauty'. The village lies approximately 4 miles to the north-east of Beaminster and comprises small character cottages, larger period houses, farms and a blend of modern houses and. Amenities include

a village hall, church and the 'Fox Inn'. The County town of Dorchester is about 16 miles to the east, Yeovil about 10 miles to the north and the nearest coast is at West Bay some 12 miles. The attractive town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

Directions

From Beaminster Square take the road between the Red Lion and Salon on the Square signposted for Corscombe. Follow this road to the main road (A356 Crewkerne left and Dorchester right). Continue straight across and down into the village of Corscombe, at the bottom turn right and continue into the village. The property will be found on the left hand side after approx. ¼ of a mile.



BEA/3592/8.4.24/MED amended 22.1.25

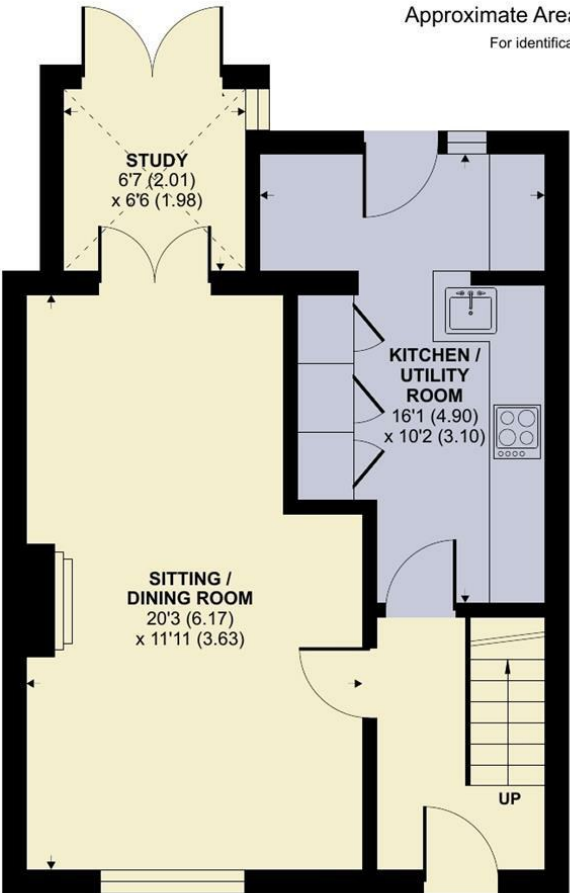


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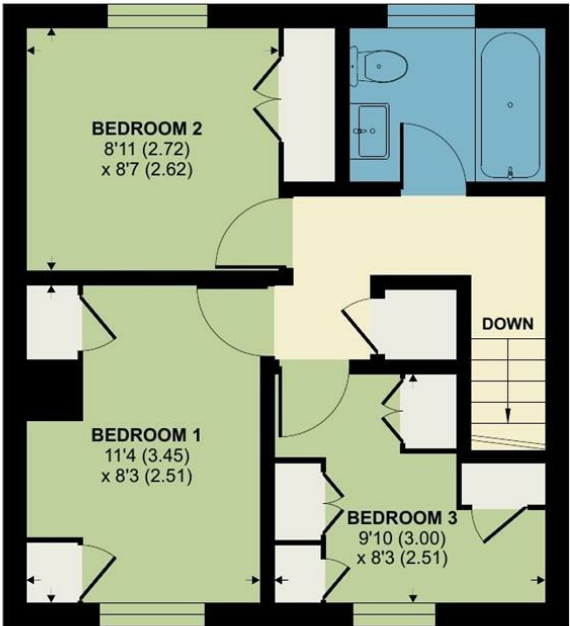
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Corscombe, Dorchester

Approximate Area = 859 sq ft / 79.8 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Symonds & Sampson. REF: 1103895



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