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The Green, Beaminster, Dorset



# 52

## The Green Beaminster Dorset DT8 3SD

A beautifully presented three-bedroom, two-reception room Grade II listed detached cottage boasting stunning countryside views. This charming property features a conservatory, gas-fired central heating, extensive parking, and a garage.



- Stunning cottage
- Character features
- Three bedrooms
- Two reception rooms
- Modern conservatory
- Parking and garage
  - Country views
  - No onward chain
- Early viewing advised

Guide Price £475,000

Freehold

Beaminster Sales  
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## DWELLING

Grade II listed stone cottage with stunning period features situated within a walkable distance to the town centre. The three bedroom detached property comes with stunning picturesque views of the Dorset Countryside along with two reception rooms, a modern kitchen, bathroom, driveway parking and a garage.

## INTERNAL

At the front of the property, a partially glazed wooden door opens into the hallway, providing access to all principal rooms and a staircase leading to the upper floor.

To the right, the kitchen/diner features a range of timber-effect worktops with cream cabinetry, including a single-drainer stainless steel sink unit with drawers and cupboards beneath. A separate worktop houses a four-ring hob with additional storage below. A wide archway leads to the dining room, while a stable door provides side access. The kitchen is also equipped with plumbing for a washing machine, dishwasher, and water softener. Additionally, there is a WC off the kitchen and a doorway leading into the conservatory—a wooden double-glazed structure set on a stone base, benefiting from underfloor heating.

On the opposite side of the property, the triple-aspect sitting room boasts carpeted flooring and a striking inglenook fireplace, creating a warm and inviting space.

Upstairs, there are two double bedrooms, a single bedroom, and a well-appointed family shower room. The shower room includes a

walk-in shower cubicle with a thermostatic shower, a WC, a wash hand basin, and a heated towel rail.

## EXTERNAL

At the front of the property, a well-maintained lawned garden features two patio areas, stone walling, and stocked borders, all enjoying glorious countryside views.

To the side, there is parking for two vehicles, with a five-bar gate providing access to additional parking and leading to a detached garage. The garage benefits from an up-and-over door, a personal door, a window, as well as light and power connections.

## SERVICES

All mains services are connected

Standard broadband is available. All four major networks offer indoor and outdoor mobile service.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=dt83rz&uprn=10002642366>

Dorset Council tax band: E

## MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of.

<https://publicaccess.southsomerset.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

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.

## DIRECTIONS

[///sues.palms.hogs](http://sues.palms.hogs)

## 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).





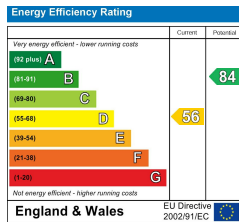
# The Green, Beaminster

Approximate Area = 1158 sq ft / 107.6 sq m

Garage = 123 sq ft / 11.4 sq m

Total = 1281 sq ft / 119 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 2025. Produced for Symonds & Sampson. REF: 1252134



BEA/3683/Med/26.2.25



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