



3

Newmans Corner, Beaminster, Dorset

3

Newmans Corner Beaminster Dorset DT8 3FH

Charming three bedroom cottage near the centre of Beaminster with a garage and enclosed south facing rear garden. Garage.



- Prime location
- C G Frys and Sons build
- 3 double bedrooms
- Dual aspect sitting room
- Kitchen/dining room
- Garage and parking
- Walking distance to town centre
- No onward chain

Guide Price £425,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This ideally located property resides in a cul de sac close to the centre of Beaminster but away from all the hustle and bustle. Built by C G Fry and Sons, this 3 bedroom property is spacious with a well appointed sitting room, a classic kitchen/dining room and 3 good size bedrooms. Furthermore, there is the attractive addition of a glazed garden room which overlooks the walled courtyard garden. To complete this perfect property there is a single garage and parking. Early viewing is strongly recommended.

ACCOMMODATION

Entrance door opening into a welcoming hall with stairs rising, all doors lead off to the principle rooms and there is generous cloakroom with white W.C. and basin. Kardean flooring runs through the hall and on into the delightful kitchen/dining room. The kitchen offers a comprehensive range of shaker style wall and floor units in soft cream. Integrated items include a 5 gas ring hob, eye level double oven, a double dishwasher, washing machine plus fridge and freezer. There is storage provided by a generous understairs cupboard. To the rear is the elegant dining space with French doors out to the enclosed garden. The sitting room is dual aspect with French doors out to the garden. The room centres around a fireplace with inset gas fire. Moving outside you will find a glazed garden room, presently used to overwinter plants. It would also be a

delightful entertaining space with views over the garden. Moving upstairs there is a super airing cupboard on the landing. The principle bedroom, with its own shower ensuite, extends the width of the house creating an impressive room with plenty of space for storage. The guest bedroom is also a great double whilst the third is also a double which would also make a super study/work place. The family bathroom comprises of a white suite with a modern bath, hand held shower, pedestal basin and W.C.

OUTSIDE

To the front is space to park in front of the garage. The single garage has an electric up and over door and a pedestrian door to the rear to access the courtyard. The enclosed courtyard garden has a mixture of gravel and paved areas edged with a wall creating a very private space and planted with mature plants and trees for colour.

SITUATION

Beaminster is a country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square. Super-fast broadband is available. With many cultural events and activities for all age groups. The surrounding countryside and superb coast, which is designated a World Heritage

Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

SERVICES

Mains gas, electricity, water and drainage.

Broadband; Ultra fast is available

Mobile phone coverage - Indoor 02 Likely. Outdoors All providers available

MATERIAL INFORMATION

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>

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 - Tel: 01305 251010

DIRECTIONS

What3words: ///slicing.overjoyed.submerge



Newmans Corner, Beaminster

Approximate Area = 1098 sq ft / 102 sq m

Garage = 174 sq ft / 16.2 sq m

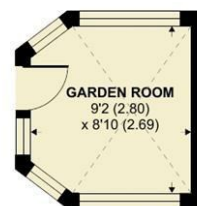
Outbuilding = 77 sq ft / 7.2 sq m

Total = 1349 sq ft / 125.3 sq m

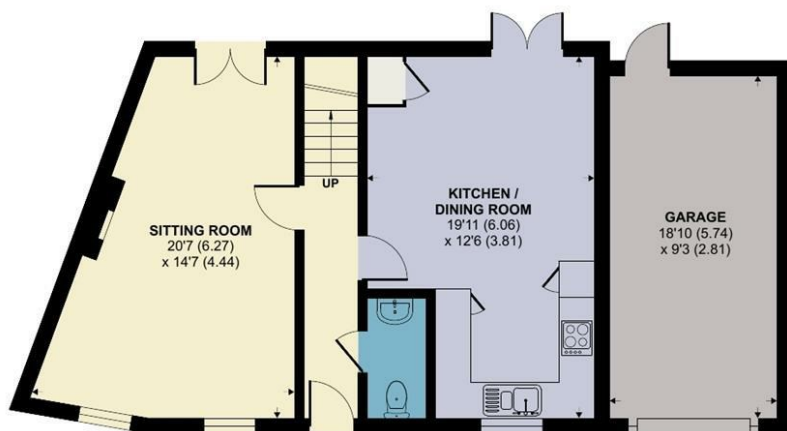
For identification only - Not to scale



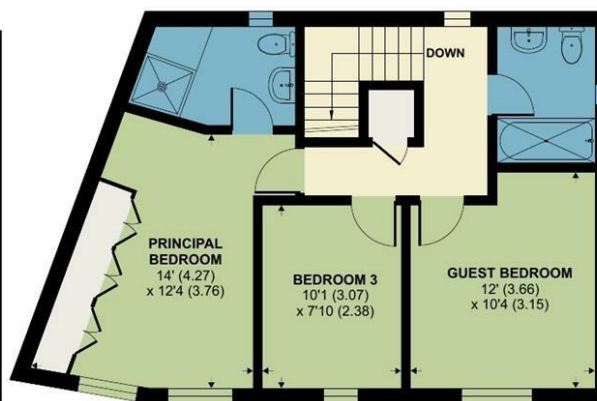
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



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: 1247201



BEA/CC-C/3695/21.3.25



01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT