

Symonds
& Sampson



42/44

Hogshill Street, Beaminster, Dorset

42/44

Hogshill Street

Beaminster

Dorset DT8 3AA

A Grade II listed two bedroom character property with bay windows and a sizeable garden located close to the amenities of the town centre.



- Grade II Listed Cottage
- Two Double Bedrooms
 - Cottage Garden
 - Central location
- Close to Amenities
 - Chain Free

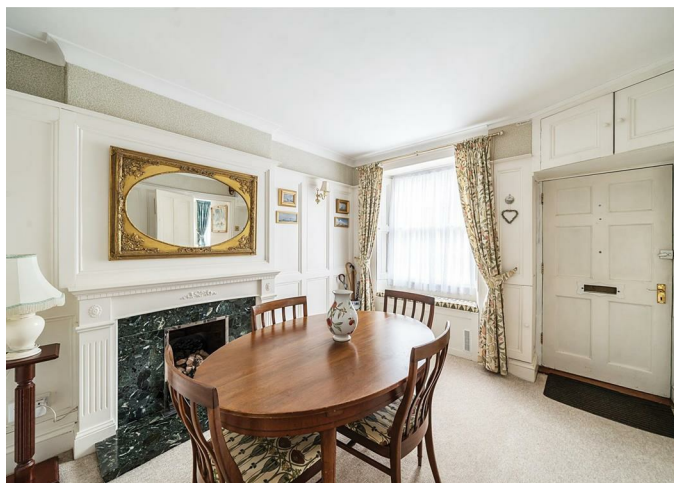
Guide Price £325,000

Freehold

Beaminster Sales

01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

An attractive and spacious mid-terraced Grade II listed cottage, ideally situated in the heart of Beaminster. This charming home seamlessly blends period features with modern comfort, offering a welcoming atmosphere throughout. Upstairs, you'll find two generously sized bedrooms. At the rear, a delightful semi-walled cottage garden provides a private sanctuary, complete with convenient rear pedestrian access.

ACCOMMODATION

Upon entering, you are immediately welcomed by a spacious dining room, perfect for accommodating a sizable table and chairs for family gatherings or entertaining guests. To the left, the sitting room boasts large bay windows at the front, flooding the space with natural light and creating a bright, airy atmosphere. The room is generously proportioned, offering plenty of space for relaxation, while a charming fireplace adds a touch of character. A spacious alcove at the rear of the room provides the perfect spot for additional storage or decorative touches.

Beyond the dining room, the kitchen is equipped with sleek white wall and floor units, a built-in oven, and a separate gas hob, ideal for those who like to cook. There's also space for a dishwasher and a small fridge, making it both functional and efficient. The utility room offers convenient access to a downstairs cloakroom and leads out to the garden, perfect for those who enjoy outdoor space. Upstairs, you'll find two generously sized double bedrooms, each offering ample space for furniture and personal touches. The large bathroom includes an airing cupboard and a well-appointed three-piece suite with an electric shower over the bath. This home truly

offers the perfect balance of space and functionality for modern living.

OUTSIDE

The beautifully landscaped garden gently rises from the house to an elevated lawn area, elegantly framed by mature shrubs and trees, creating a private and sunlit area perfect for outside entertaining. At the rear, a convenient gate provides easy pedestrian access to Hoghill Street.

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).

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
Tax Band - D

SERVICES

Mains electricity, water and drainage.

Standard, superfast and ultrafast broadband are available.

Mobile phone

Indoor - Voice

EE/Three/Vodafone - coverage is limited.

02 - you are likely to receive coverage.

Indoor - Data

EE/Three/02/Vodafone - coverage is limited

Outdoor

Voice and data

EE/Three/02/Vodafone - you are likely to receive coverage.

MATERIAL INFORMATION

There are no current planning permissions which we believe will affect the property within the postcode area.

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

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

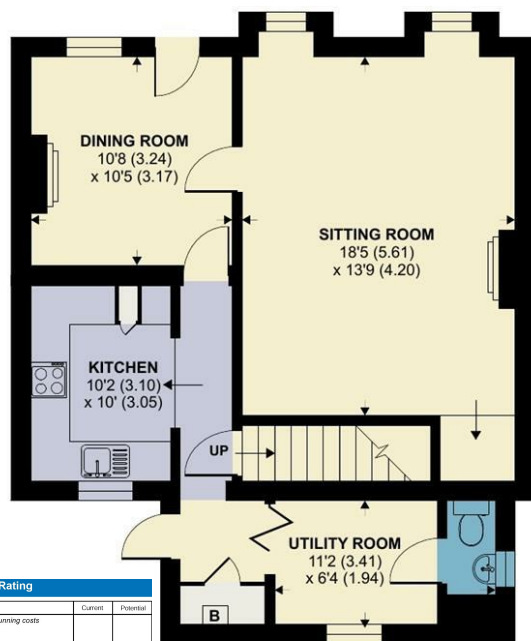
What3words: cowboys.slanting.sailors



Hogshill Street, Beaminster

Approximate Area = 1194 sq ft / 110.9 sq m

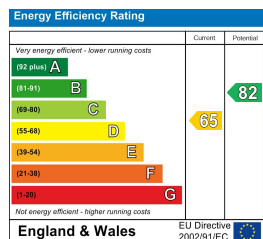
For identification only - Not to scale



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: 1268105



BEA3699/JL/4.4.25



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