



Symonds
& Sampson

25

Fleet Street, Beaminster, Dorset

25

Fleet Street
Beaminster
Dorset DT8 3EF

A beautifully modernised Grade II listed three-bedroom cottage in the heart of Beaminster, featuring a stylish kitchen/diner, a spacious sitting room with a wood-burning stove, and a charming rear courtyard.



- Grade II listed three-bedroom cottage
 - Beautifully modernised
 - Stylish kitchen/diner
 - Spacious sitting room
 - Three double bedrooms
 - Modern family bathroom
 - Charming rear courtyard
 - Town centre location
 - No onward chain

Guide Price £329,999

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A picturesque Grade II listed three-bedroom cottage nestled in the heart of Beaminster. This charming stone-rendered home has been beautifully modernized by its current owners, blending historic character with contemporary style. The ground floor features a spacious sitting room, a stylish open-plan kitchen and dining area, and a rear boot room with a convenient downstairs shower. Upstairs, you'll find three generously sized bedrooms and a sleek, modern bathroom.

INTERNAL

A solid wooden door opens into the bright and welcoming kitchen/diner, which features a range of modern white base units topped with a bespoke marble worktop. The kitchen is well-equipped with integrated appliances, including an electric oven with a hob above, a fridge, and a dishwasher. There is ample space for a dining table and chairs to seat six.

Off the kitchen, the spacious sitting room boasts carpeted flooring and a charming wood-burning stove, creating a warm and inviting atmosphere. At the rear of the property, a practical lobby leads to a convenient downstairs shower room.

Upstairs, there are three generously sized double

bedrooms. The family bathroom includes a bath with an overhead shower, a WC, a washbasin, and an airing cupboard for added storage.

EXTERNAL

At the rear of the property, a charming courtyard provides a cosy outdoor space, perfect for a table and chairs. A handy storage shed offers additional convenience.

SERVICES

All mains services are connected

Broadband - Ultra Fast broadband is available. .

Mobile phone coverage -
EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.
EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

Dorset Council tax band : C

MATERIAL INFORMATION

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

[//planning.dorsetcouncil.gov.uk/searchresults.aspx](http://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 adviser or call the office if you would like to discuss prior to making a viewing.

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. There is also an annual music festival. The surrounding countryside and superb Jurassic 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 a main line railway service to London (Waterloo).

DIRECTIONS

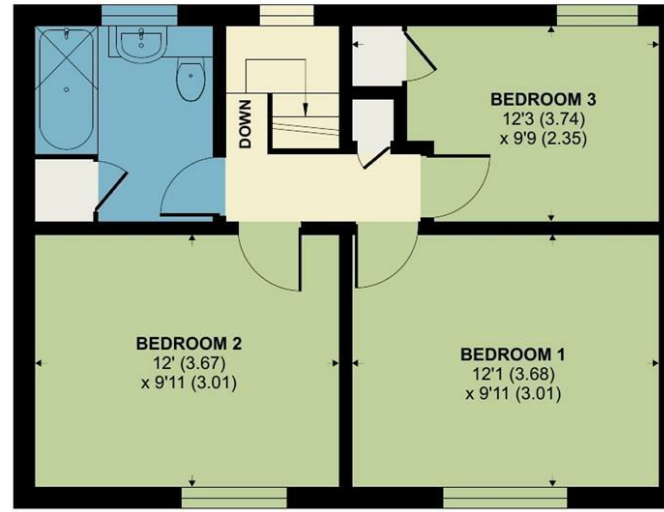
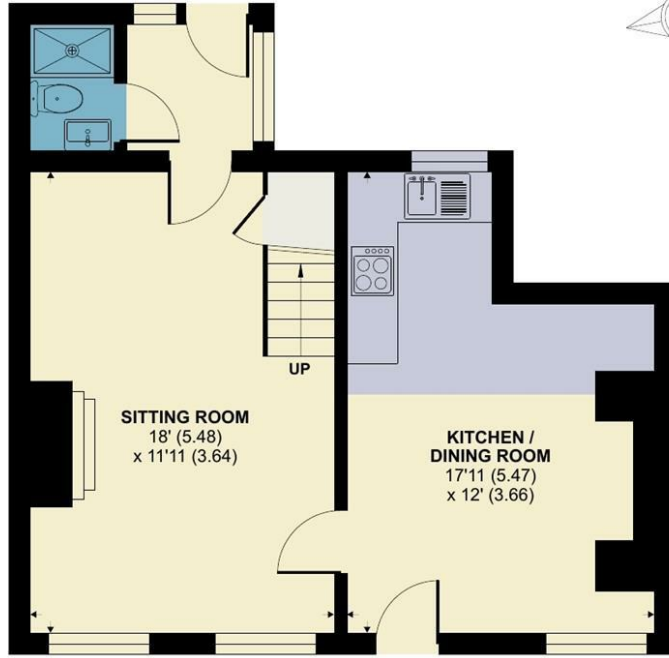
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Fleet Street, Beaminster

Approximate Area = 895 sq ft / 83.1 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: 1263652



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92 plus)		87
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	53	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

BEA/3709/MED/17.4.25



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