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Shortmoor, Beaminster, Dorset



# 3

## Shortmoor Beaminster Dorset DT8 3EL

A wonderful country cottage set in a large garden plot with extensive country views, located on the very edge of town yet within walking distance of the town's facilities.



- Character double cottage
- 3 bedrooms (Principal with en suite)
- Spacious internal accommodation
  - Expansive country views
- Last house on the edge of town
  - Hidden away location
- Walking distance to facilities
  - Generous parking

Guide Price £515,000

Freehold

Beaminster Sales  
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## DWELLING

Situated on the very edge of Beaminster down a rustic lane, this "pretty as a picture" cottage is a true gem. The property comprises the original 19th century stone cottage with a later extension to create a spacious country home within walking distance of all the facilities of Beaminster. Residing in a very generous garden plot, edged by fields, the property offers spacious internal accommodation with two reception rooms and a kitchen /breakfast room whilst upstairs you will find three double bedrooms. All rooms are light and airy with most having either dual or triple aspect and wonderful views beyond of the rolling Dorset hills as well as period features throughout. Outside the cottage garden is mainly to the front with parking for around four cars beyond. This rare property deserves to be viewed.

## ACCOMMODATION

A useful porch/boot room opens into the dining hall with stairs rising to the first floor. This dual aspect room is a great entertaining space which could easily seat ten to twelve people comfortably. There is a wood burner in this room and also in the adjoining sitting room. This room is also dual aspect with super views over the countryside just beyond the garden. The kitchen/breakfast room is the heart of the house with its country kitchen in solid wood and tiled finish. Integrated items include an electric hob and oven. There is a washing machine and a matching island offers further storage. A further staircase will take you up to the master bedroom. This double bedroom has a south-westerly aspect and benefits from an en-suite with a bath, basin and W.C. The remaining two bedrooms can be accessed either through a door from the master bedroom or via the staircase in the dining hall. They are both

doubles and one has a fabulous vaulted ceiling with original beams visible. The family bathroom comes with a bath with overhead shower, basin and W.C.

## OUTSIDE

Access to the property is gained via a ford. As you enter the drive you will find parking for around four cars plus a very useful shed for storage. A gate opens out into the generous garden mostly laid to lawn and edged by a small rill. A paved path meanders up the garden leading up to the gravel garden in front of the house. This sun trap is perfect for al fresco dining. The garden is edged by the countryside and has a wonderful open aspect.

## 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 an 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).

## DIRECTIONS

What3words: ///slant.ripen.history

## LOCAL AUTHORITY

Dorset Council - <https://www.dorsetcouncil.gov.uk/>  
Council Tax Band E

## SERVICES

Mains water and electricity  
Night storage heating  
Sewerage treatment plant.

Broadband

Standard, superfast and ultra fast are all available.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone

Indoor/outdoor - voice and data

EE/Three/02/Vodafone

Your are likely to receive coverage

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## 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  
[www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

## AGENTS NOTE

There are bats in the main roof space, they are seasonal.





## Shortmoor, Beaminster

Approximate Area = 1409 sq ft / 130.9 sq m

For identification only - Not to scale



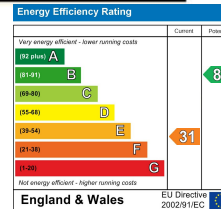
FIRST FLOOR



GROUND 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: 1272947



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