

Symonds
& Sampson

25

Clay Lane, Beaminster, Dorset

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Clay Lane
Beaminster
Dorset DT8 3BX

A modern three-bedroom semi-detached home just moments from the town centre, offering spacious living, stunning countryside views, and exciting potential.



- Spacious three bedroom house
 - Semi-detached
- Three double bedrooms
- Spacious reception room
- Walking distance of town
 - Driveway and Garage
 - No onward chain

Guide Price £320,000

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A modern three-bedroom home ideally located just a stone's throw from the town centre. This property offers generous living space, including a spacious lounge/diner, a well-proportioned kitchen, and three double bedrooms. With stunning views over the rolling hills beyond, it presents excellent potential for personalisation or further enhancement.

INTERNAL

A partially glazed front door opens into the welcoming hallway, providing access to all principal rooms and stairs leading to the first floor. Off the hallway is a convenient WC with a wash hand basin and a wall-mounted gas boiler. The sitting/dining room is a spacious, extended area located at the rear of the property, enjoying views over the garden. Sliding doors open into an additional reception room, offering versatile living space. The kitchen, also positioned at the rear, features a range of wooden base and wall units with a roll-edge worktop. There are designated spaces for a freestanding cooker, washing machine, and fridge freezer, along with an inset sink.

Upstairs, you'll find three double bedrooms. The main bedroom boasts built-in wardrobes and stunning views over open fields to the rear. The family bathroom includes a walk-in shower, WC, wash hand basin, and a bathtub.

EXTERNAL

To the side of the property is a low-maintenance gravel garden, thoughtfully landscaped with a variety of mature, small shrubs.

At the rear, a terraced garden offers further low-maintenance outdoor space, with steps leading down to the garage and driveway.

The property benefits from a single garage, complete with an up-and-over door, power, and lighting, as well as off-road parking for one car in front.

SERVICES

Mains water, electricity and drainage are connected.

Broadband
Ultrafast is available.

Mobile Phone
Indoor voice
EE/02 - you are likely to receive coverage
Three/Vodafone - Coverage is limited
Data indoor
33/Three/02/Vodafone
Limited coverage

Outdoor
voiced and date - you are likely to receive coverage.
checker.ofcom.org.uk

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will affect 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 adviser or call the office if you would like to discuss prior to making a viewing.

Agents note - Please be aware that the third bedroom is a flying freehold.

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).





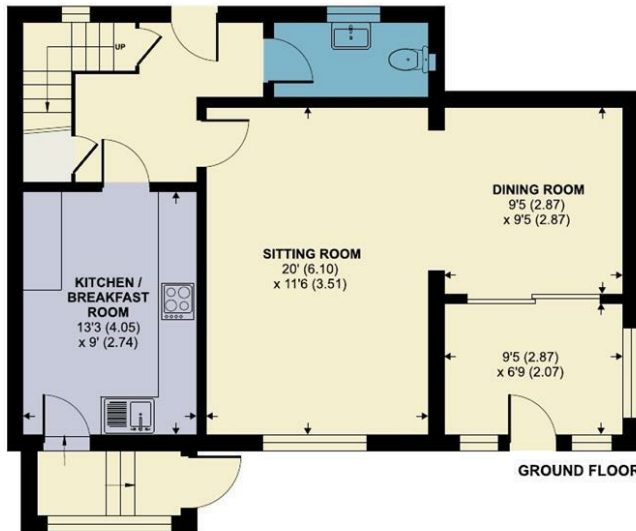
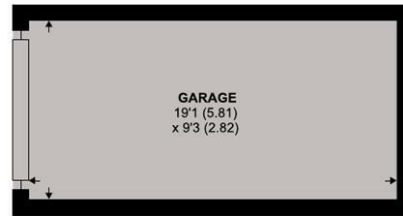
Clay Lane, Beaminster

Approximate Area = 1163 sq ft / 108 sq m

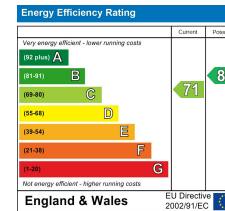
Garage = 176 sq ft / 16.3 sq m

Total = 1339 sq ft / 124.3 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: 1278254



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