



2

Southgate, Beaminster, Dorset



# 2

## Southgate Beaminster Dorset DT8 3LX

A beautifully modernised period cottage with character features, and no onward chain—peaceful living on the edge of town.



- Terrace Cottage
  - 3 bedrooms
  - 2 reception rooms
- Modernised through-out
  - Character features
    - Edge of town
      - Parking
  - No onward chain

Guide Price £345,000

Freehold

Beaminster Sales  
01308 863100

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## DWELLING

This charming, unlisted period cottage is located on the outskirts of town and has been beautifully modernised throughout. The ground floor features two welcoming reception rooms, while upstairs offers three generously sized double bedrooms. Character features such as exposed beams and a delightful fireplace add to the property's unique appeal. Outside, there is a dedicated parking space and a small garden area beside the river—perfect for alfresco dining or simply relaxing by the water.

## INTERNAL

A stable-style door opens into a well-equipped kitchen with a range of units and a modern gas fired Rayburn, which also provides the gas central heating. The bespoke dark grey kitchen features oak worktops and an integrated electric oven with hob. In the kitchen is the dining room—a great second reception space with seating for eight, wood burning stove and recessed shelving. Through the hall, where stairs rise to the first floor, is the cosy sitting room with front aspect. Exposed beams add character without compromising head height, and a brick chimney breast houses a wood-burning stove as the room's central feature. Upstairs, there are three well-sized double bedrooms, including a dual-aspect master with exposed beams and a window seat. Two recently updated bathrooms complete the accommodation: one with a walk-in shower, WC, and

basin; the other a family bathroom with white suite including bath, basin, and WC.

## EXTERNAL

The property includes parking for one to two cars. Beyond this, the garden extends to the edge of a river and features a well-built, sheltered seating area—perfect for alfresco dining.

## MATERIAL INFORMATION

Planning:

There are no current planning applications that we believe will impact this property.

Details of which can be found via:

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

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.

Flying Freehold

There is an element of flying freehold with this property, please ask for further information.

## SERVICES

Services

Mains Water, gas, electricity and drainage are connected.

Local Authority

Dorset Council - 01305 251010

Council Tax Band C.

## DIRECTIONS

What3words ///regular.grief.supplier

## 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, and there are two schools, (primary and secondary). There is also an annual music festival as well as an arts festival and the surrounding countryside and superb 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 also a main line railway service to London (Waterloo). Super-fast broadband is available.







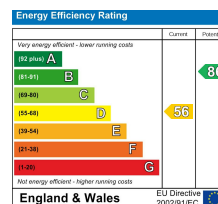
## Southgate, Beaminster

Approximate Area = 1057 sq ft / 98.1 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: 1276554



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