



Symonds
& Sampson

Orchard Cottage

Main Road, Mosterton, Beaminster, Dorset

Orchard Cottage

Main Road
Mosterton
Beaminster
Dorset DT8 3HH

Charming detached cottage in Mosterton with character features, modern comforts, spacious living areas, two double bedrooms, mature gardens, and a garage.



- Detached Cottage
- Two Receptions
- Garage and Parking
- Three Bedrooms
- Inglenook Fireplace and Beams
- Close to Amenities
- Enclosed Garden
- Chain Free

Guide Price £275,000
Freehold

Beaminster Sales
01308 863100
beaminster@symondsandsampson.co.uk



DWELLING

This lovely detached cottage is full of charm and tucked away in the friendly village of Mosterton. There are great character features like an inglenook fireplace and exposed beams, while still offering modern touches, including a handy garage. Downstairs, there's a spacious living room with that cosy fireplace, a separate dining room, a fitted kitchen, and a bright garden room that looks out onto the garden. Upstairs, you'll find two good-sized double bedrooms, a study or nursery, and a family bathroom. The outside space includes mature gardens and the garage. There is plenty of room to relax or entertain.

ACCOMMODATION

Entrance door into the dining area, perfect for family meals or entertaining guests. A side aspect window and double glazed doors open into the garden, bringing the outdoors in. The room includes a built-in storage cupboard, staircase to the first floor, tiled flooring, and a radiator for year-round comfort. Continuing on you're greeted by a spacious, light-filled living room boasting two large double glazed windows to the front. A feature Inglenook fireplace with a multi-fuel burner adds a cosy, traditional touch, perfectly complemented by exposed wooden beams and a charming window seat. The oak-style flooring underfoot and two radiators create a warm and inviting atmosphere. A door leads through seamlessly to the kitchen, enhancing the

flow of the home. The galley-style kitchen offers style and function with three double glazed windows, flooding the space with natural light. Featuring a range of fitted base units, ample work surface, and a one-and-a-half bowl sink/drainers with tiled splashback, it's a cook's delight. An electric oven and hob, plumbing for a washing machine, space for a fridge/freezer, and a tiled floor make this kitchen as practical as it is attractive. Leading off the kitchen is the garden room, ideal for morning coffee or peaceful reading. Featuring a side window and French doors leading to the garden.

Upstairs there are two good sized bedrooms with a further study/nursery room. The bathroom consists of a shower bath with mixer tap with shower attachment, basin with vanity unit and a W/C.

OUTSIDE

There is a south-facing enclosed garden laid mainly to lawn with mature shrubs, stone paved patio and path. At the end of the garden is a gate through to the garage, which is accessed via Orchard Way, with up-and-over door, electric power and light, with driveway parking at the front.

SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has

a good range of facilities including a large Spar store, popular country pub, church, active village hall and primary school. The main line station at Crewkerne (Exeter - Waterloo) is approximately 2.5 miles, the historic Dorset coastline approximately 11.5 miles.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Tax Band C

SERVICES

Mains, water, electricity and drainage are connected. Oil-fired central heating.

Standard and Superfast broadband are both available. There is limited voice with EE, O2 and Vodafone. Limited data with EE, O2 and Vodafone.

DIRECTIONS

What3words: struck.charts.veal

MATERIAL INFORMATION

There are no current planning permissions in the postcode that would affect the property which we have been made aware of.

<https://planning.dorsetcouncil.gov.uksearchresults.aspx>

As is often the case, the title 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 a viewing.



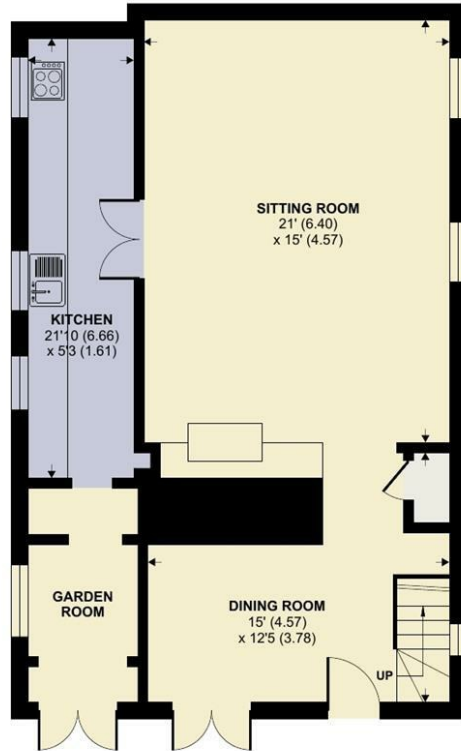
Mosterton, Beaminster

Approximate Area = 1217 sq ft / 113 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1377 sq ft / 127.8 sq m

For identification only - Not to scale



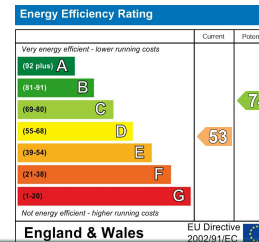
GROUND FLOOR



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: 1285576



FIRST FLOOR



BEA37156/JL/1.5.25



01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT