



Symonds
& Sampson

Spring Cottage

Burstock, Beaminster, Dorset

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Burstock
Beaminster
Dorset DT8 3LL

A charming Grade II listed property in Burstock, offering elegant period accommodation, stunning rural views, stables, and over 3.39 acres of gardens and paddocks."



- Grade II listed period property
 - Three double bedrooms
 - Four reception rooms
 - Extensive gardens
 - Picturesque location
 - 3.39 acres
- Outbuildings and stables
 - Rural village setting

Guide Price **£850,000**

Freehold

Private Treaty

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DWELLING

This charming solid stone period property, situated in the picturesque village of Burstock, offers a rare opportunity to acquire a characterful rural home set within just over 3 acres of land. Offering three spacious double bedrooms, four versatile reception rooms, and a beautifully landscaped garden, the property combines traditional features—such as inglenook fireplaces and exposed stonework—with practical modern touches. With additional stabling, extensive parking, and uninterrupted countryside views, this exceptional home is perfectly suited for those seeking space, tranquillity, and timeless appeal.

ACCOMMODATION

On entering the property, a wooden door leads into the hallway, which then provides access to the dining room. This spacious room features a character fireplace and can comfortably seat 6 to 8 to dine. Doors to the kitchen and the conservatory.

Adjacent to the dining room is the kitchen/breakfast room, fitted with a range of bespoke units in sold wood and hand painted, topped with a roll-edge worksurface, also in solid wood. Integrated appliances include a dishwasher, fridge, and an impressive oil-fired Rayburn. There is a perfect space for a breakfast table overlooking the garden. On the opposite side of the kitchen is a practical utility room, equipped with plumbing and power for a washing machine, as well as access to a separate WC.

Beyond the kitchen lies an extended sitting room, full of light with its dual-aspect windows and an inglenook fireplace with a wood-burning stove, perfect for winter evenings. There is also a family room which is a super space to children and again has another inglenook fireplace with a wood-burning stove. A stunning addition to the property is the oak framed conservatory, a place to delight in the garden vista. The property also has a study, always useful for those working from home.

Upstairs, there are three generously sized double bedrooms, each offering spectacular countryside views. The modern bathroom includes a white suite comprising a WC, wash hand basin, heated towel rail, and a bath with shower over.





OUTSIDE

The property has two driveways, plus additional access points providing ample parking for multiple vehicles and bordered by a variety of mature trees and shrubs.

The rear garden is a true highlight of the property—beautifully landscaped and thoughtfully designed to complement the surrounding countryside. A mix of well-tended lawns, mature shrubs, and vibrant planting beds creates a tranquil and inviting outdoor space. A charming pond adds to the sense of peace and natural beauty, attracting local wildlife and offering a lovely focal point within the garden. Beyond the immediate garden, the land gently slopes into open paddocks, extending to just over 3 acres

and providing uninterrupted rural views. Ideal for equestrian use, hobby farming, or simply enjoying the outdoors, this generous outdoor space is a perfect extension of the home.

A selection of outbuildings, including a large workshop with double doors opening towards the fields, stabling and storage, are also present and benefit from a separate access point.

SITUATION

Burstock is a small rural village a short distance from the large village of Broadwindsor which is an active village approximately 3 miles west of Beaminster, 13 miles from Lyme Regis and 6½ miles north of Bridport. Amenities include, village hall, church, primary

school, community shop with a visiting Post Office on a Tuesday and Friday mornings and an interesting 'craft centre' which has a variety of local studios and a tea room/restaurant. The nearest town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

DIRECTIONS

What3words - festivity.housework.limiting

SERVICES

Mains electricity and water (private water supply?)
Private drainage?



Broadband
Standard and ultra fast are available for connection.

Mobile phone
Indoor - voice and data
EE you are expected to receive limited coverage.
Voice - 02 - you are expected to receive limited coverage
Data - you are not expect to receive coverage

Three/Vodafone
Voice and Data - you are not expected to receive coverage

Outdoor
Voice and data
EE/Three/02/Vodafone - you are likely to receive coverage
<https://checker.ofcom.org.uk>

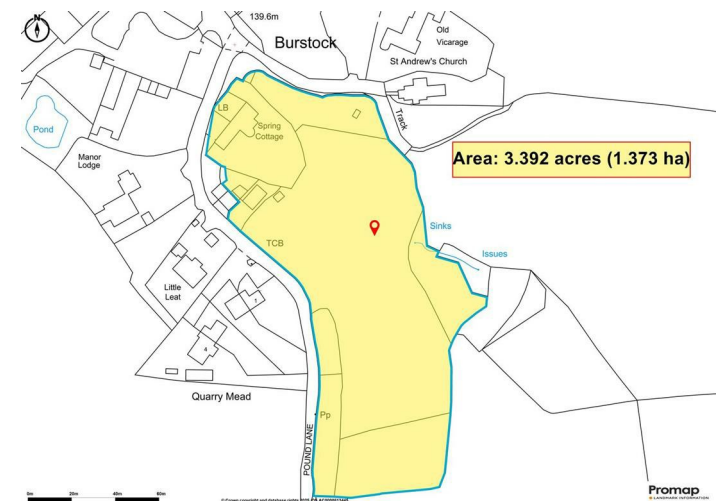
MATERIAL INFORMATION

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

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band G
www.gov.uk/council-tax-bands





Burststock, Beaminster

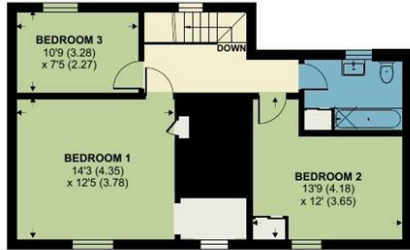
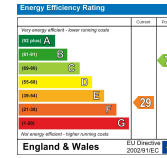
Approximate Area = 2070 sq ft / 192.3 sq m

Garage = 352 sq ft / 32.7 sq m

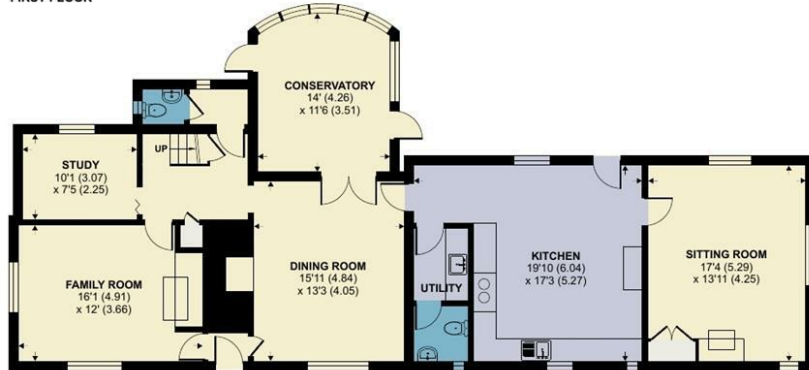
Outbuildings = 859 sq ft / 79.8 sq m

Total = 3281 sq ft / 304.8 sq m

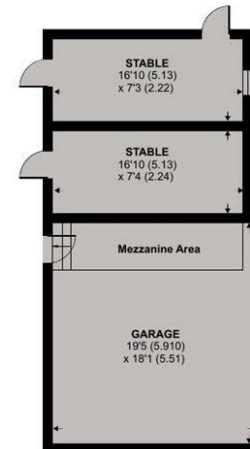
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1289607

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