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North Street, Beaminster, Dorset

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North Street
Beaminster
Dorset DT8 3DZ

A unique opportunity to purchase three buildings being sold as one. With a Grade II listed three story family home, a modern 2 bedroom apartment and a commercial unit located in close to the centre of town with double garage and garden.



- Extremely generous accommodation totalling 4085 sq ft
- Residential and commercial buildings
 - Additional income opportunity
 - Perfectly placed in town
 - Period features throughout
- Enclosed private walled garden
 - Double garage
 - No Onward chain

Guide Price **£795,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This unique property is both beautiful and offers exceptional flexibility with a substantial Grade II listed three-storey family home, a stylish two-bedroom apartment, and a self-contained commercial unit. Just moments from the town centre, it also features a private walled garden and double garage. The main house offers spacious living with 2/3 reception rooms, a kitchen/breakfast room, two double bedrooms, and two loft rooms. The apartment, with private access, includes a modern living space, kitchen, bathroom, and two double bedrooms. The commercial element provides a shop front and two further rooms, ideal for retail or office use. A truly special property with lifestyle and income potential.

ACCOMODATION

No 7 North Street (Grade II Listed)

Entrance door into a lobby the door into one of the two spacious reception rooms. Window to the front with imposing inglenook fireplace as a central feature. Door to staircase. The adjoining reception room is equal in size to the first with front aspect. The kitchen/breakfast room has been extended with a vaulted roof with Velux windows and door into the garden. With a range of wall and floor units in solid wood and space for a fridge and dishwasher. The dining area benefits from a beautiful oil-fired Aga in rich blue creating a country feel to this space. Off the kitchen is the utility/pantry with plumbing for a washing machine. To the rear, beyond the kitchen, is a small lobby with a cloakroom.

Moving upstairs there are two very generous bedrooms with front aspect and window seats. Also a large family bathroom with curved bath, double shower cubicle, WC and basin. Moving up the second stair case to the two loft rooms used as additional bedrooms. Both benefit from amazing views over the rooftops. towards the surrounding hills. Large storage room.



9 North Street (Apartment)

Door into entrance lobby with plenty of space for downstairs storage. Stairs rise to entrance door into the light and airy main living space with front aspect and Velux windows to the rear. Door into the modern kitchen with a range of units. Integrated items include a electric hob, oven and dishwasher. Internal lobby with airing cupboard with emersion tank. Two double bedrooms. The family shower room consists of a curved walk in shower, WC and basin. Electric heating throughout.

9a North Street

The commercial unit has a shop front looking onto the street. Entrance door into the first of two rooms. This unit could be used for a variety of purposes to generate additional income if so desired.





OUTSIDE

To the front of the main property is a small classic garden. To the rear is a generous terrace off the rear of the property with steps that rise up to the main walled garden which is a mixture of mature trees and shrubs dotted through the central lawn with flower beds filled with colour. There is a large stone storage shed. Garden room with vaulted ceiling and additional storeroom behind. Garden access to the garage through a pedestrian door. The double garage is accessed directly off the street with a sliding door. Internal door into commercial space.

SITUATION - BEAMINSTER

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 and 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: //hiring.divides.examine

SERVICES

Electricity, mains sewerage and water are connected.

Night storage heaters

There is mobile coverage in the area, please refer to Ofcom's website for more details.

Ultrafast broadband is available.

LOCAL AUTHORITY

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



Council Tax Band for Number 7 F
Council Tax Band for Number 9 B
Business rates for 9a £499 per annum

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.

MATERIAL INFORMATION

Planning:
There are current planning applications that we believe may impact this property.
Details of which can be found via:
<https://planning.dorsetcouncil.gov.uk> (P/FUL/2025/02220 and P/FUL/2024/05479)



North Street, Beaminster

Approximate Area = 2543 sq ft / 236.2 sq m

Limited Use Area(s) = 178 sq ft / 16.5 sq m

Garage = 518 sq ft / 48.1 sq m

Apartment = 624 sq ft / 57.9 sq m

Outbuilding = 222 sq ft / 20.6 sq m

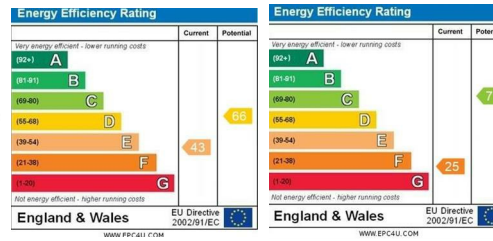
Total = 4085 sq ft / 379.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1309415



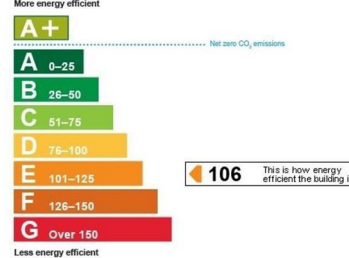
APARTMENT



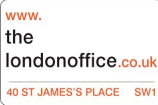
FIRST FLOOR

SECOND FLOOR

Energy Performance Asset Rating



BEA/CC-C/3745/14.7.25 amended 28.7.25, 29.9.25, 2.1.26



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