



Symonds
& Sampson

Cornerways

South Perrott, Beaminster, Dorset

Cornerways

South Perrott
Beaminster
Dorset DT8 3HS

Grade II listed two bedroom cottage situated in the heart of South Perrott with seperate parking and garden.



- Grade II listed
- Two double bedrooms
- Modern kitchen
- Modern bathroom
- Two reception rooms
- Enclosed seperate garden
 - Parking
- Character features

Guide Price **£310,000**

Freehold

Beaminster Sales
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DWELLING

A charming Grade II listed period cottage, nestled in the heart of South Perrott. This well-presented home offers a wealth of character alongside comfortable living, featuring two reception rooms, a spacious kitchen/diner, two double bedrooms, and a modern bathroom. The property further benefits from off-road parking and a separate, beautifully landscaped garden.

INTERNAL

Approached via a wooden front door, the property opens into a spacious sitting room featuring a wood-burning stove, stairs to the first floor, and a doorway leading to the second reception room. The second reception room is generously proportioned, with a tiled floor and access through to the kitchen.

The kitchen is fitted with blue base and wall units topped with a wooden straight-edge worktop. Integrated appliances include an electric single oven with hob and cooker hood above, as well as an under-counter fridge. Off the kitchen, a practical utility room offers power and plumbing for a washing machine and leads to a WC with a wash hand basin.

Upstairs, there are two double bedrooms. The principal bedroom benefits from a range of fitted wardrobes and wooden flooring.

The accommodation is completed by a modern bathroom comprising a WC, wash hand basin, and bath with shower over.

EXTERNAL

A short way up the road, on the right-hand side, is a driveway providing access to Cornerways. At the end, there is a designated parking space and a wooden gate leading into the garden.

The garden is designed for low maintenance, laid mainly with gravel and planted with a selection of small trees and shrubs. A charming wooden summerhouse adds a delightful focal point.

SERVICES

Mains water, electricity and drainage are connected.

Broadband - Standard and superfast are generally available in the area.

Mobile phone coverage -

O2 - you are likely to have limited coverage for voice but not data indoors.

EE/3/Vodafone - you should not expect to receive a signal indoors.

EE/3/Vodafone/O2 - You are likely to receive a signal for voice and data outside.

MATERIAL INFORMATION

There are no current planning permissions in the 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.

DIRECTIONS

what3words ///nods.stumble.perplexed

SITUATION

South Perrott is a pretty village on the Somerset/Dorset border comprising character cottages, large period houses and a small number of modern properties which have been designed to blend in with the village scene. Facilities include church, village hall and hotel with day to day amenities including a post office/store and primary school at Mosterton, which lies approximately two miles to the south-west. A comprehensive range of shops including Waitrose can be found at Crewkerne which is approx. 3½ miles or Beaminster approx. 5½ miles to the south. The main line railway station (Exeter – Waterloo) is at Crewkerne and the Jurassic coast at Burton Bradstock is approximately 13 miles and the County town of Dorchester 18 miles.



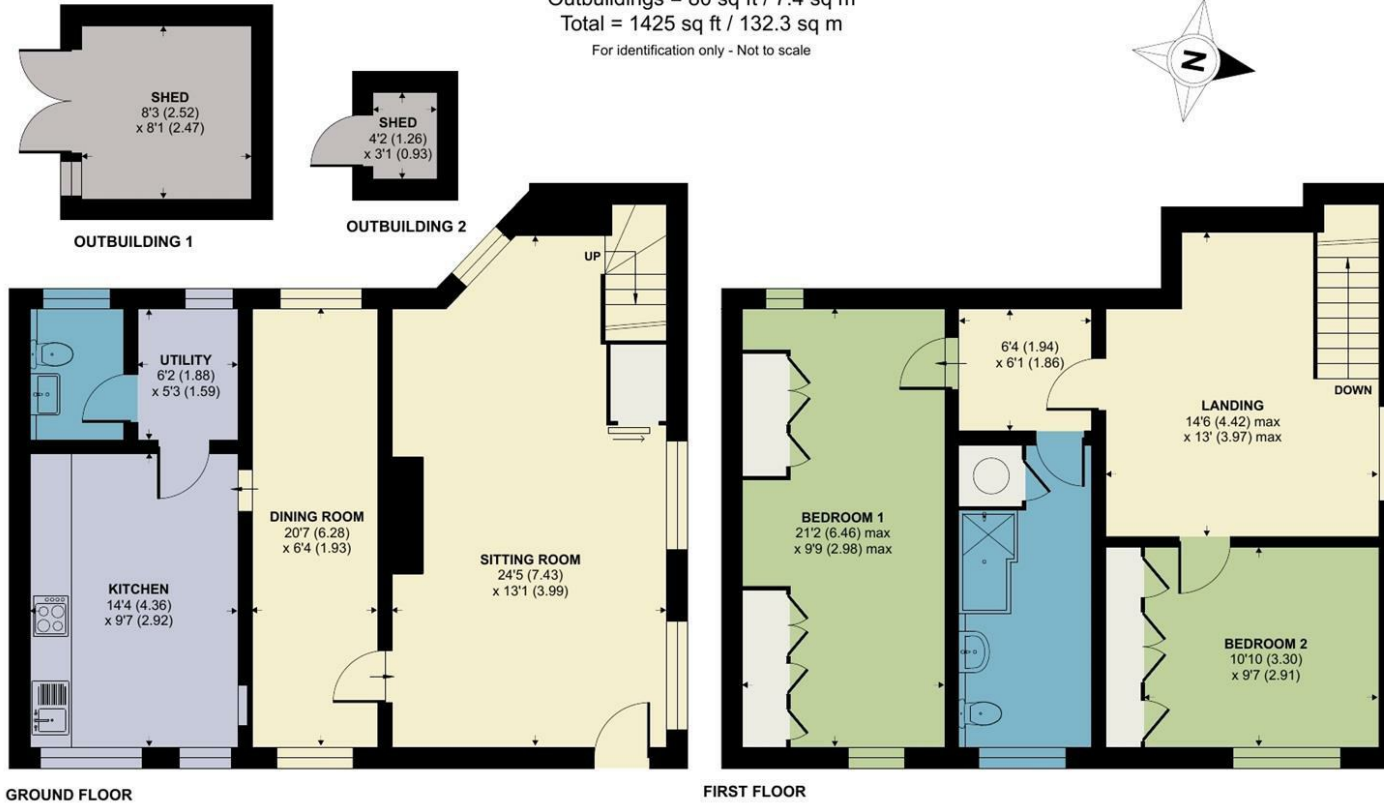
Cornerways, South Perrott, Beaminster

Approximate Area = 1345 sq ft / 124.9 sq m

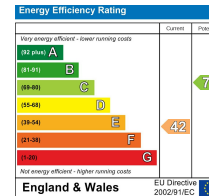
Outbuildings = 80 sq ft / 7.4 sq m

Total = 1425 sq ft / 132.3 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: 1339594



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