



Symonds
& Sampson

South Cottage

43A Fleet Street, Beaminster, Dorset

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43A Fleet Street
Beaminster
Dorset DT8 3EF

This charming Grade II Listed property was formally a Wesleyan Chapel. Fully refurbished by the vendor and located in a prime position it offers spacious accommodation and many attractive features.



- Grade II Listed
- Immaculate order
- Wonderfully light rooms
 - Parking and garage
- Enclosed courtyard garden
- Facilities within walking distance

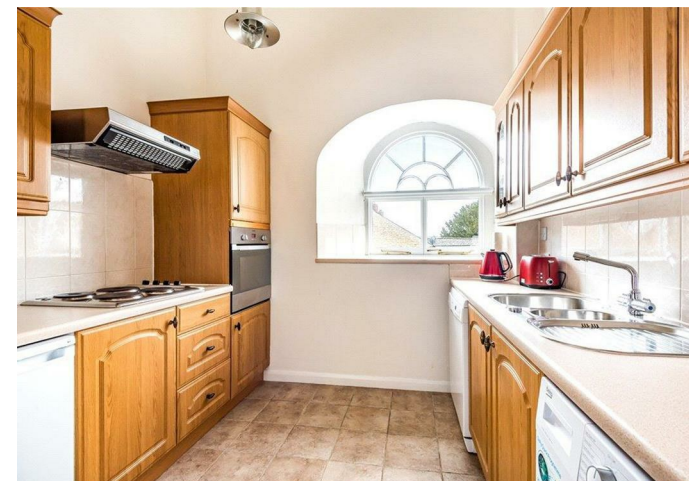
Guide Price **£335,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

This charming Grade II Listed semi-detached period property boasts many beautiful features including wonderful high ceilings and beautiful arched windows. The rooms are all spacious, light and airy. Previously a Wesleyan Chapel, the property was converted some years ago. The present owner has refurbished the cottage both internally and externally and it is in excellent order throughout. Residing in a conservation area yet within easy reach of Beaminster Square and all its facilities. It would make a great home or investment opportunity.

ACCOMMODATION

All the main living rooms are located upstairs. The principle reception room has high ceilings, stunning window and a decorative fireplace as its central feature. The room is of generous proportions with plenty of space for a dining table and chairs to comfortably sit 4 to 6 people.

Moving down the hall to the kitchen, again with a pretty arched window. There is a comprehensive range of units with wooden doors and complimentary work surface. With space for a washing machine and dishwasher. Integrated items include an electric oven with space for a fridge. The great family bathroom has recently been refurbished. It now offers a L-shaped bath with power shower overhead, WC and white sink with pedestal.

Finally on this floor is a super master bedroom, again with a stunning arched window, this time with a wonderful open aspect. There is plenty of space for a king sized bed and 2 double

wardrobes. Downstairs you will find another spacious double bedroom this time overlooking the garden.

OUTSIDE

To the front is a parking area for one car and a garage. There is also free on road parking.

To the rear is a pretty and private enclosed courtyard garden bathed in sunlight. Offering a covered paved terrace perfect for al fresco dining and then a gravel garden beyond edged with flower borders.

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.

DIRECTIONS

what3words ///region.polo.mallets

SERVICES

All mains services are connected

Broadband - Ultra Fast broadband is available. .

Mobile phone coverage -

EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.

EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

LOCAL AUTHORITY

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

This property is currently business rated the Rateable Value is £2400.00.

The current owner is exempt from business rates.

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will effect the property, which we have been made aware of.

[//planning.dorsetcouncil.gov.uk/searchresults.aspx](http://planning.dorsetcouncil.gov.uk/searchresults.aspx)

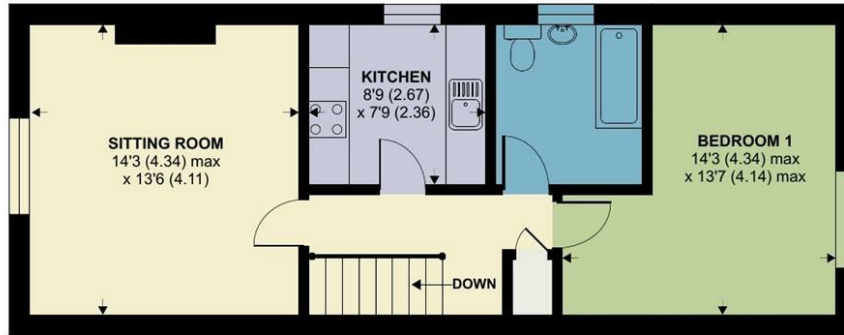
As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.



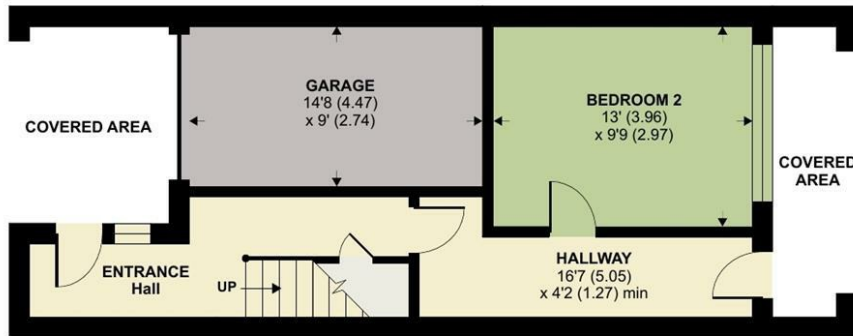
Fleet Street, Beaminster

Approximate Area = 1011 sq ft / 93.9 sq m (includes garage)

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). © nichecom 2025. Produced for Symonds & Sampson. REF: 708913



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