

A photograph of a two-story stone house with a light green door and white-framed windows. A black downspout runs vertically along the wall. A climbing plant with pink flowers is on the right. The garden has a wooden fence, potted plants, and a green lawn. A dark green banner is at the bottom.

Symonds
& Sampson

8A

The Square, Beaminster, Dorset

8A

The Square
Beaminster
Dorset DT8 3AW

Grade II listed period cottage situated in the heart of Beaminster with three bedrooms and courtyard garden.



- Grade II listed
- Three bedrooms
- Two bathrooms
- Spacious reception room
 - Utility room
- Town centre location
- Courtyard garden
- No onward chain

Guide Price **£325,000**

Freehold

Beaminster Sales
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DWELLING

Situated in the vibrant heart of Beaminster town centre, this charming Grade II listed period cottage offers a perfect blend of character and modern comfort. The property features a spacious reception room, a stylish modern kitchen, a separate utility room, two generous double bedrooms, the main comes with its own en-suite, a cosy single bedroom, and a well-appointed family bathroom. To the rear, you'll find a private courtyard — an ideal spot for relaxing or entertaining. Offered to the market with no onward chain, this delightful cottage would make an ideal holiday home or a convenient lock-up-and-leave retreat.

ACCOMMODATION

Entering the property through a wooden front door, you step into the spacious sitting room, featuring a beautiful fireplace as its focal point. A door at the rear opens directly onto a private courtyard garden, creating a seamless connection between indoor and outdoor living. From the sitting room, doorways lead to all the principal rooms.

The kitchen is fitted with a range of matching shaker-style base and wall units, topped with a roll-edge wooden work surface. Integrated appliances include an electric single oven with gas hob and cooker hood, while there is space for a freestanding dishwasher and a tall fridge-freezer. Off the kitchen lies a practical utility room, offering power and plumbing for a washing machine, along with ample built-in storage cupboards.

Upstairs, there are two double bedrooms and one single bedroom.

The main bedroom benefits from a modern en-suite shower room with WC and wash hand basin.

The family bathroom is finished with a white suite, comprising a WC, wash hand basin, and bath.

OUTSIDE

To the rear is a low-maintenance courtyard, mainly laid to gravel, with a pathway providing rear access through the neighbouring property's garden.

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will affect 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 adviser or call the office if you would like to discuss prior to making a viewing.

SERVICES

Mains water, Gas, electricity and drainage are connected.

Broadband
Ultrafast is available.

Mobile Phone
Indoor voice
EE/02 - you are likely to receive coverage

Three/Vodafone - Coverage is limited

Data indoor
33/Three/02/Vodafone
Limited coverage

Outdoor
voiced and date - you are likely to receive coverage.
checker.ofcom.org.uk

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. There is also an annual music festival. The surrounding countryside and superb Jurassic 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 a main line railway service to London (Waterloo). Just a 15 minute drive to West Bay.

DIRECTIONS

What3words ///should.overnight.instincts

LOCAL AUTHORITY

Dorset Council : Band C

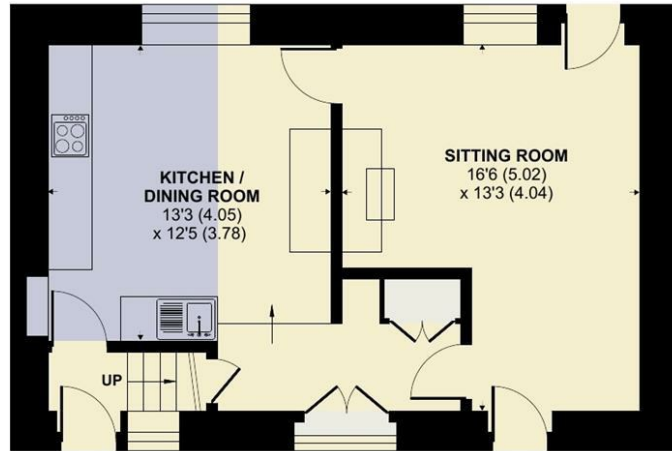




The Square, Beaminster

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



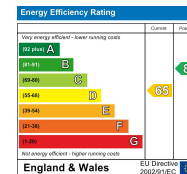
GROUND FLOOR



FIRST 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: 1341033



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