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Culverhayes, Beaminster, Dorset

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Culverhayes
Beaminster
Dorset DT8 3DG

A 3 bedroom bungalow located in a popular area of Beaminster with no onward chain.



- Detached
- 3 double bedrooms
- Quiet cul de sac
- Potential to extend or update
 - Level private garden
 - Solid built garden room
 - One and half garage

Guide Price **£399,950**

Freehold

Private Treaty

Beaminster Sales
01308 863100

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INTRODUCTION

This attractive home has been in the same ownership since new. Located within easy walking distance of both town and country, the property has spacious accommodation including a dual aspect sitting room and family kitchen. A key feature of this property is its garden which has been carefully maintained and has a wonderfully private feel and some country views.

THE PROPERTY

Internally the property is full of potential with a spacious main reception room centred around a decorative fire surround with gas fire. Sliding doors open out onto the rear terrace. The family kitchen has a good range of modern wall and floor units with space for a breakfast bar. With a good size broom cupboard and back door out to the garden. The three double bedrooms, one of which is presently used as a dining room, all offer built in storage. The family bathroom has both a bath and a built in shower. Additional accommodation is provided by the solid built garden room which has potential to be a garden office or guest bedroom if so required.

OUTSIDE

The property resides in a good size plot with gardens to the front and rear. A drive leads up to the garage providing parking for one - two cars. The garage itself is the length of

one and a half garages providing a great space for both cars and additional storage with a useful room to the rear. Adjoining the garage is a solid built garden room with sliding doors out to the garden. The rear garden enjoys a private aspect with mature trees and shrubs edging its borders and with country views beyond.

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. Super-fast broadband is available. There is 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).

DIRECTIONS

What3words
cured.zest.itself

SERVICES

All mains services are connected.

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

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone coverage

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

<https://www.ofcom.org.uk/mobile-coverage-checker>

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

Council Tax Band E.

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.



Energy Efficiency Rating		
More energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
41-48 F		
35-40 G		
21-34		
1-20		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Culverhayes, Beaminster

Approximate Area = 1095 sq ft / 101.7 sq m

Garage = 311 sq ft / 28.8 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 1540 sq ft / 143 sq m

For identification only - Not to scale



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: 1360608



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