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Hollymoor Lane, Beaminster, Dorset

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Hollymoor Lane
Beaminster
Dorset DT8 3NF

A recently modernised family home in a popular location
with gardens and garage. No chain



- 3 bedrooms
- Spacious sitting/dining room
 - New kitchen
 - New bathroom
 - New gas boiler
 - Two gardens
- Detached garage in a block
 - Chain free property

Guide Price **£310,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

This highly desirable property has been fully modernised by its present vendors, creating a contemporary home with no onward chain. Internally you will find a stylish kitchen and a generous living space. Upstairs there are three good size bedrooms, some with wonderful views of the surrounding country hills.

DWELLING

A path takes you up to the porch and the entrance door opens into this desirable home. The front aspect kitchen has been thoughtfully renovated with a comprehensive range of shaker style units topped in a complimentary worktop. Integrated items include a dishwasher, electric hob and oven, with space for a washing machine. The main reception room is generous in size and sliding doors open out into a conservatory with views over the garden. Upstairs are two double bedrooms and a useful single, perfect for a study or nursery. The family bathroom is new and contemporary with a P bath, over head shower, basin and W/C.

OUTSIDE

There is a gravel garden to the front of the property with path leading up to the front door. To the rear is an enclosed garden with a lawn edged with mature shrubs and flower beds. To the side of the property a path leads you down to

the garage at the bottom of the garden. Beyond is a further lawned garden area which goes all the way down to the river.

SITUATION

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).

SERVICES

Mains electricity, water, gas and drainage.

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

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

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 - Tel: 01305 251010

Tax Band C

DIRECTIONS

what3words: ///mingles.honey.defeat

COVENANTS

This property has restrictive covenants which is the case with some properties. For further information please contact the office.

AGENTS NOTE

Under Section 21 of the Estate Agents Act 1979 we are required to inform you that the Vendor is a connected person with Symonds & Sampson LLP. This constitutes a declarable interest under the above Act.



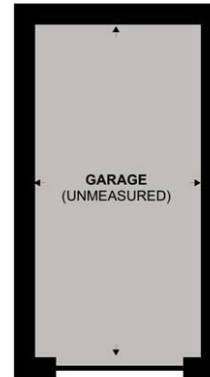
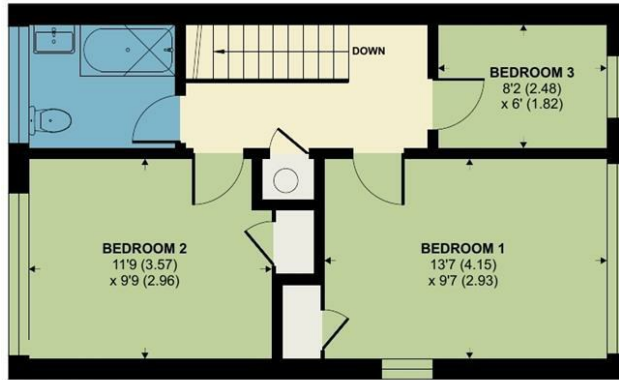
Hollymoor Lane, Beaminster

Approximate Area = 1022 sq ft / 94.9 sq m (excludes garage)

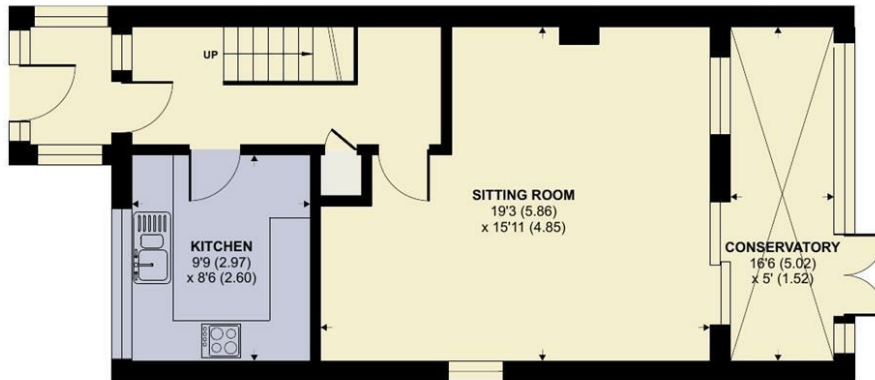
For identification only - Not to scale



Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A++ (92-100)		
A+ (89-91)		
A (85-88)		
B (82-84)		
C (79-81)		
D (76-78)		
E (73-75)		
F (69-72)		
G (65-68)		
England & Wales	74	87



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: 1374927



BEA/CC-C/3771/6.11.25



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