



Symonds
& Sampson

Axe Brook Cottage

Mosterton, Beaminster, Dorset

Axe Brook Cottage

Mosterton
Beaminster
Dorset DT8 3HG

Semi detached spacious period property situated in the epicentre of Mosterton with large enclosed rear garden.



- Period Cottage
- Two double bedrooms
- Two spacious reception rooms
 - Modern kitchen
 - Wood burner
- Enclosed sizeable rear garden
- Village location

Guide Price **£245,000**

Freehold

Beaminster Sales
01308 863100

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INTRODUCTION

A spacious and characterful cottage, believed to date back to approximately 1848, ideally positioned in the heart of Mosterton village. This charming, unlisted property offers generous and versatile living accommodation arranged across three well-proportioned floors.

THE PROPERTY

Internally, the property presents an exceptional blend of character and comfort. A beautifully appointed sitting room, centred around an elegant wood-burning stove, offers a warm and inviting space for relaxation. The contemporary kitchen, complete with generous dining area, provides an ideal setting for both everyday living and entertaining. To the rear, a light-filled conservatory extends the living space and enjoys views over the garden.

Upstairs, two spacious double bedrooms are complemented by a stylish and well-finished shower room, creating a refined and comfortable sleeping accommodation.

OUTSIDE

To the rear lies a delightful west-facing garden, capturing sunshine throughout the afternoon and into the evening — perfect for al-fresco dining and entertaining on the spacious sun terrace. The garden features a well-kept lawn

and a practical storage shed, offering both charm and convenience.

SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter – Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

DIRECTIONS (W3W)

What3words ///pupils.bearings.removals

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Tax Band B

SERVICES

Mains electricity, water 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.

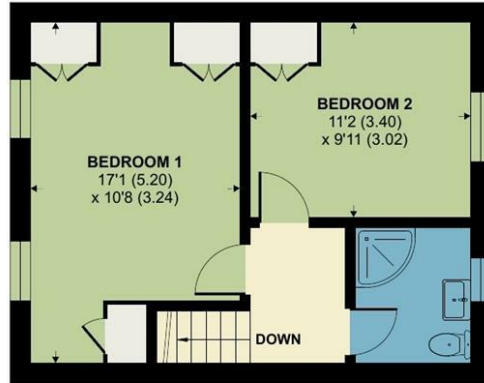
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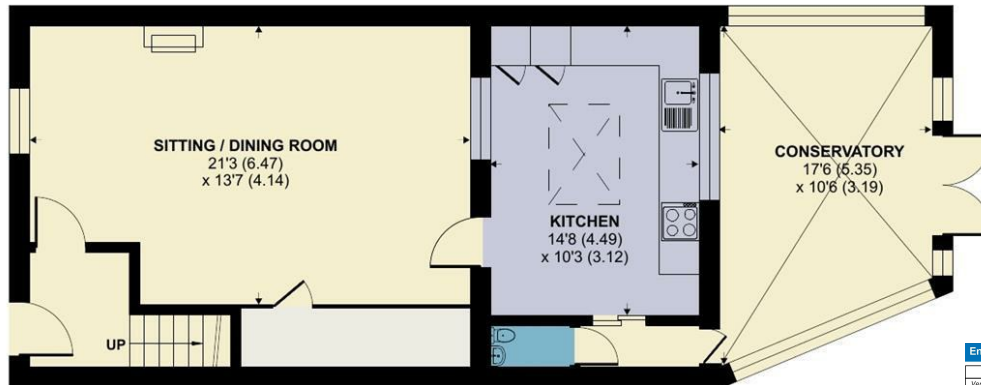
Axe Brook Cottage, Mosterton, Beaminster

Approximate Area = 1080 sq ft / 100.3 sq m

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: 1373310



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-95) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-10) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

BEA/3774/MED/13.11.25



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