

Symonds
& Sampson

9

Half Acre Lane, Beaminster, Dorset

9

Half Acre Lane
Beaminster
Dorset DT8 3DJ

A desirable property with spacious accommodation, perfect for a family, with a beautiful garden, off street parking and great views



- 5 bedrooms including stunning loft bedroom
 - 3 reception rooms
 - Great order throughout
 - Landscaped gardens
 - Town and country views
 - Parking
 - Semi detached



Guide Price £445,000

Freehold

Beaminster Sales
01308 863100
beaminster@symondsandsampson.co.uk

INTRODUCTION

Residing in a quiet lane close to the edge of town, this attractive family home offers excellent internal space arranged across three floors. In great order throughout, the property features three reception rooms, two of which benefit from wood burners, while the garden room enjoys modern underfloor heating. The landscaped garden is a real standout feature. Conveniently located close to facilities including a primary school and grocery shop.

THE PROPERTY

Built originally in the 1950's, it has been regularly updated but still has many character features including an original parquet floor. The main reception room flows into the second reception room to the rear which then flows on into the modern garden room with expansive views over the enclosed garden. The kitchen has a comprehensive range of wall and floor units. Beyond the kitchen is a utility space and cloakroom. On the first floor are 4 good size bedrooms including a main bedroom with en-suite. Moving up to the second floor, you will find a wonderful additional bedroom presently used as an office. This room has far reaching views across the rooftops.

OUTSIDE

To the front there is parking for three cars. To the rear is a stunning landscaped garden designed by present vendor. A

path meanders through deep beds of colourful shrubs and flowers. A garden lodge sits in one corner providing shade on summer days. There is even a hot tub to relax in. Outbuildings include a shed, woodstore and Victorian style greenhouse.

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).

DIRECTIONS

What3words: ///juggler.relaxing.insisting

SERVICES

Mains electricity, gas, water and drainage.

Broadband - Ultrafast are generally available in the area. Fibre broadband to the house

<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 - Tel: 01305 251010

Tax Band - C

MATERIAL INFORMATION

There is a Right of Way for both vehicles and pedestrians providing access to the property over the lane according to the title plan.



Half Acre Lane, Beaminster

Approximate Area = 1750 sq ft / 162.5 sq m

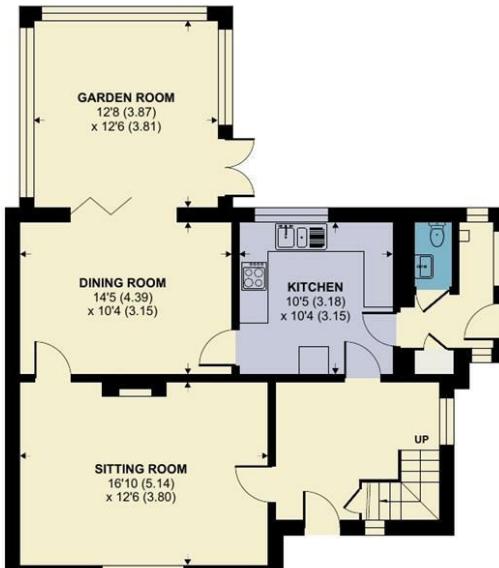
Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 1871 sq ft / 173.7 sq m

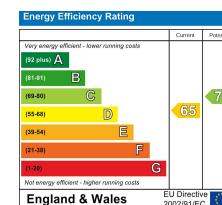
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Symonds & Sampson. REF: 1392887



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01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hoghill Street,
Beaminster, Dorset DT8 3AA



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