



39, St Mary Well Street



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Beaminster, DT8 3BB

Town Centre/The Square 0.1 mile. Bridport 6 miles.

A very impressive detached chalet style home with barn studio annexe in a highly sought after location close to The Square

- Impressive individual home
- Very well appointed
- 4 Bedrooms, 2 bathrooms
- Landscaped gardens in all about a quarter of an acre
- Freehold
- Double garage and studio above
- Spacious and versatile accommodation
- 3 Reception rooms
- Picturesque peaceful setting
- Council Tax Band D

Guide Price £950,000

THE PROPERTY

39 St Mary Well Street is a very impressive, individual, detached, chalet style home, peacefully located in a highly sought after picturesque lane, just back from The Square, church and open countryside with riverside walks. Under the current ownership since 2008, the property has been subject to extensive enlargement, alteration and refurbishment to a very high standard.

The well appointed accommodation is extensive and versatile and wheelchair friendly, enjoying views over the town, the River Brit and the surrounding rolling hills.

The impressive specification includes gas-fired and air source central heating, PV panels (generating excellent income), solar panels for hot water, uPVC windows/doors, well equipped kitchen (newly fitted) with white oak solid worktops, matching island/breakfast bar, Smeg cooker range, integrated dishwasher and microwave, well equipped modern utility, contemporary quality sanitaryware, attractive laminate wood flooring to the principal rooms and part window shutter blinds.

There is also the added feature of the large, modern, open-fronted double garage/barn style building with a self-contained studio annexe, ideal for a variety of purposes ie guest suite, long term/holiday letting, or for a dependant relative etc.

The property also features excellent parking and delightful landscaped gardens overlooking the River Brit.

Briefly, extending to:

Ground floor - Reception hall, cloakroom, 2nd cloakroom, cloak/boot room, living room with bifolding doors and balcony, dining hall, snug with wood burner and part vaulted ceiling, kitchen/breakfast room with walk-in pantry, utility, principal bedroom with en-suite wet room. First floor - Large landing with extensive built-in wardrobes, two further bedrooms, bathroom/shower room.



Studio Annexe

Open plan living room/kitchenette (no cooker)/bedroom with en-suite shower room.

OUTSIDE

Occupying an elevated position.

To the front of the property there is off-road parking for 1-2 cars and a lawned front garden with shrub borders and a hedged front boundary. To the side, a five bar gate leads onto a tarmac driveway leading down to a parking area and the detached barn outbuilding, comprising open-fronted double garaging and external stairs to the first floor studio annexe. There is also a large cellar/workshop under the main property.

The attractively laid out and landscaped rear garden is arranged over three levels with adjoining balcony with composite decking, pergola/pavilion, areas down to lawn with pond, vegetable patch and greenhouse plus log store.

A rear gate gives access onto delightful walks along the River Brit.

SITUATION

St Mary Well Street is considered to be one of the most sought after roads in Beaminster. It is very conveniently situated close to The Square and church, in the heart of this beautiful, historic town. Beaminster Square is surrounded by Georgian/Victorian buildings and provides a focal point with excellent shopping and business facilities. There are also a good range of schools for all ages. The immediate area is designated as being one of outstanding natural beauty (AONB) with wonderful walking opportunities right on the doorstep.

The thriving market town of Bridport and the popular coastal resort of West Bay, with access to the stunning Jurassic Coast, are within easy reach. Crewkerne is also very nearby with mainline rail services to London.

SERVICES

All mains services. Gas-fired and air source central heating (electric heating with traditional wet radiators to studio annexe).

Broadband
Standard Speed 21Mbps
Superfast Speed 80Mbps
Ultrafast Speed 1800Mbps

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and out. (Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

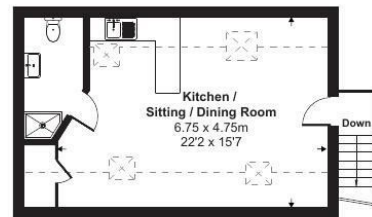
VIEWINGS

Strictly by appointment with Stags Bridport.

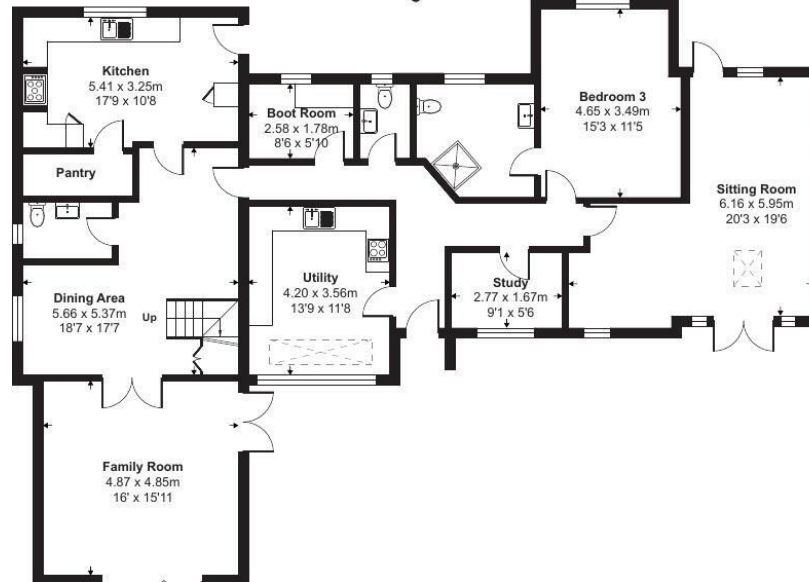
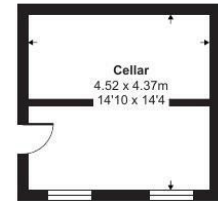
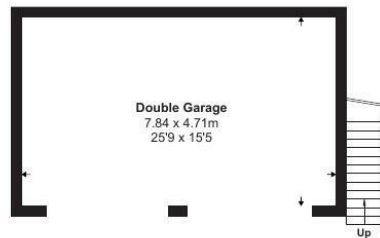
DIRECTIONS

From Bridport join the A3066 to Beaminster. At the town square turn left into Church Street and 1st left into St Mary Well Street. The property will be found towards the end on the left.

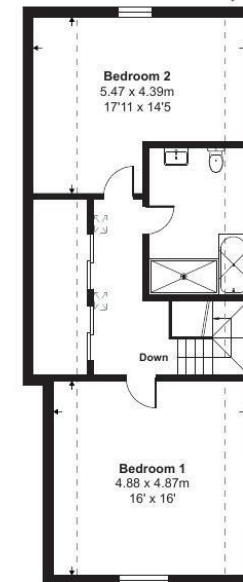




Outbuilding



Ground Floor



First Floor

Approximate Area = 2595 sq ft / 241 sq m
 Limited Use Area(s) = 340 sq ft / 31.5 sq m
 Garage = 397 sq ft / 36.8 sq m
 Outbuilding = 277 sq ft / 25.7 sq m
 Total = 3609 sq ft / 335 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Stags. REF: 1237141

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B	84	85
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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