



12 Church Street


STAGS

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Beaminster, Dorset, DT8 3AZ

A stunning Georgian house on the sought after Church Street in the thriving town of Beaminster just 8 miles inland from the Jurassic coast in an AONB.

- Period House in Beaminster
- Central location
- Kitchen, living, dining rooms
- Walking distance to amenities
- Freehold
- Grade II listed
- On street parking
- Charming gardens
- Highly sought after location
- CTB C

Guide Price £395,000

This early Georgian house in Beaminster has undergone a thorough renovation.

The red brick Flemish bond facade has the most delicate of appearances, with a pretty canted bay window that is flanked by vast quantities of hollyhocks each summer. A scented climbing rose surrounds the front door.

The Grade II listed home has been brought up to date whilst conserving the historic fabric of the building. Lath and plaster walls, flagstone floors, fireplaces and Georgian sash windows give this house wonderful character. The fine original wooden screens that delineate the downstairs rooms create charming living spaces.

A kitchen and reception room downstairs benefit from a Jotul wood burning stove. The kitchen has a Smeg hob and oven, Belfast sink and a space under the stairs for a large fridge.

The first floor has a large bedroom, with built in storage and room for a king size bed. Light streams in through the two sash windows. A wood panelled bathroom with a bath is accessed from the landing.

The snug / tv room to the rear of first floor also has large amounts of custom built in storage which hides the tv.

Stairs to the 2nd floor lead up to another bedroom, a dormer window looks out over the garden. A newly installed en-suite bathroom benefits from a large rainfall shower.

A flagstone through passage, on the ground floor, leads directly into a courtyard, (belonging to a neighbour) through which one accesses the private walled cottage garden. The hallway benefits from more custom built cupboards.

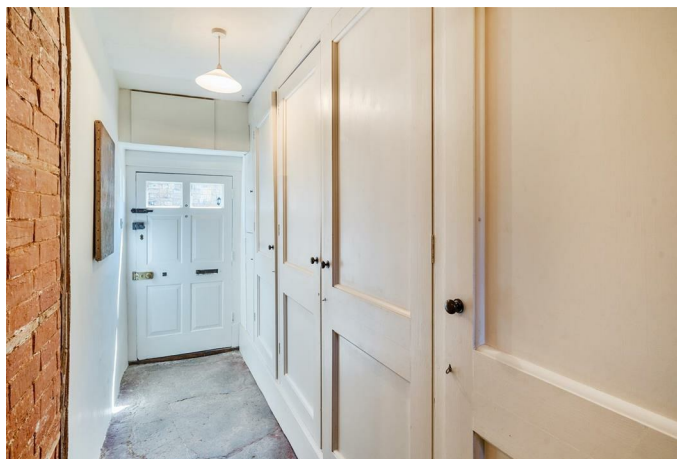
The garden has been redesigned by the current owner, with scented climbing roses, jasmine and herbaceous borders. The lawn area catches the sun rays throughout the day. An area for a table and chairs benefits from the evening sun.

Broadband - Standard up to 1Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice services inside and outside.

(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).



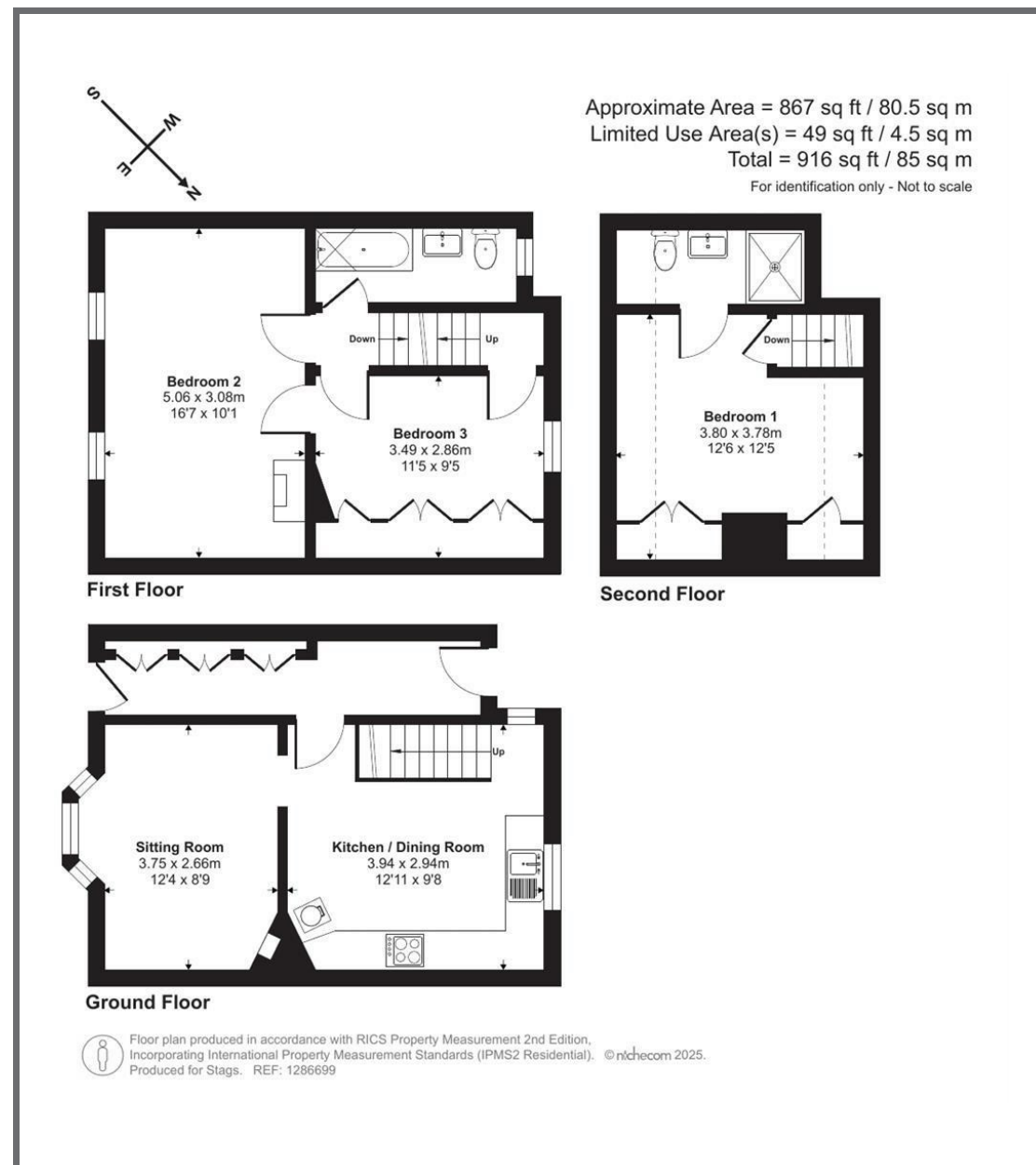


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