

33

East Street, Beaminster, Dorset

33
East Street
Beaminster
Dorset DT8 3DS

End of terrace character cottage situated just a short walk from the town centre, being sold with no onward chain.

3 2 2

- End of Terrace
- Two double bedrooms and a single
- Spacious accomodation
- Two bathrooms
- Modern kitchen
- Enclosed rear garden
- No onward chain
- Short walk from town centre

Guide Price £275,000
Freehold

Beaminster Sales
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INTRODUCTION
This delightful three bedroom cottage combines period charm with comfortable modern living. Offering bright and well-proportioned accommodation throughout, the property enjoys a wealth of character features, attractive décor, and a surprisingly spacious feel.

ACCOMMODATION
The accommodation is arranged over two floors and retains a number of attractive period features, including fireplaces, deep window reveals and cottage-style proportions, whilst benefiting from gas-fired central heating and well-presented interiors throughout.

The sitting room is a particularly appealing space, centred around a decorative fireplace with fitted shelving to either side and a painted chimney breast. A large front-facing window provides good natural light and there is ample space for seating.

Beyond, the sitting room is an area with views towards the courtyard and direct access to the kitchen. Fitted with painted units, timber worktops and integrated appliances, the kitchen makes efficient use of the available space and connects conveniently with the remainder of the ground floor accommodation.

To the first floor are two double bedrooms and a single. The principal bedroom is a generously proportioned room with pleasant outlooks and space for additional furniture. The second bedroom is also a comfortable double and would equally suit use as a study, studio or occasional guest room. The third bedroom is a sizeable room with a shower room off of it completes the accommodation.

OUTSIDE
There is access from the road to the rear garden from a shared alley-way.

There rear garden is accessible via the rear door and comprises of a landscaped mature garden with lawn and planting beds.

SITUATION
Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants, and pubs, many of which are clustered around the town Square, and there are two schools, (primary and secondary). There is also an annual music and arts festival. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo). Super-fast broadband is available.

DIRECTIONS
What3words///poem.adjuster.opinion

SERVICES
All mains services are connected.
Gas-fired central heating.

Broadband
Standard, superfast and ultra fast is available.
https://checker.ofcom.org.uk/en-gb/broadband-coverage#

Mobile phone
There is mobile phone 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 - 01305 251010
Council Tax Band C.

MATERIAL INFORMATION
At the time of launching the property to the market

There is a communal archway for rear access with a right of way in place for 33 East Street.

Photographs taken June 2026 © Symonds & Sampson.



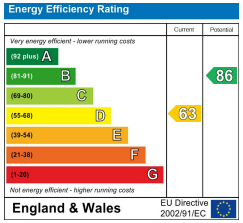




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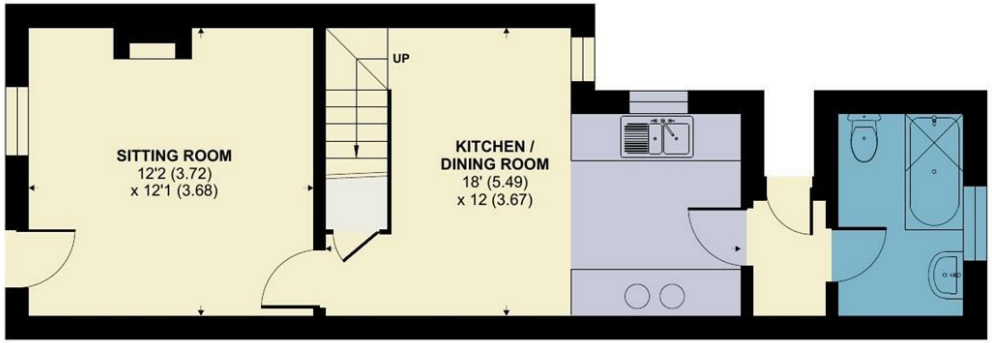
Approximate Area = 407 sq ft / 77 sq m

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 2026. Produced for Symonds & Sampson. REF: 1469590





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