

Symonds
& Sampson



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East Street, Beaminster, Dorset

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East Street
Beaminster
Dorset DT8 3DT

A charming double fronted cottage in a popular part of Beaminster, well placed for town amenities and surrounding countryside, with character features, good order throughout and the benefit of a garage



- Unlisted period property
 - No onward chain
 - Three bedrooms
 - Two reception rooms
 - Kitchen/breakfast room
 - Pretty courtyard garden
 - Separate garage nearby
 - Great order throughout

Guide Price £320,000

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

A delightful home which combines period character with comfortable, practical living. The property feels light and well balanced, with attractive proportions throughout. With a relaxed, low maintenance garden, making it ideally suited to those looking for a manageable character home close to the heart of Beaminster.

ACCOMMODATION

The front door opens to an entrance lobby with space for coats, leading into a comfortable dual aspect sitting room with a brick fireplace and woodburning stove. With stairs rising to the first floor. A second reception room, currently used as a dining room, has exposed beams and a window seat.

To the rear is a kitchen/breakfast room fitted with a range of shaker style floor and wall units, gas hob and electric oven. Underfloor heating. A vaulted ceiling with a large Velux window overhead. A door leads out to the courtyard garden. A separate utility/cloakroom provides space and plumbing for a washing machine, storage shelving and a WC. With a gas boiler located here.

On the first floor are three bedrooms, two doubles and a single, with some built-in storage, together with a family bathroom comprising a bath with overhead shower, WC

and basin with vanity unit.

In the roof space the fully insulated attic is partly boarded providing useful extra storage.

OUTSIDE

To the rear is a pretty courtyard garden with raised beds and mature shrubs, together with space for log storage and bins. Of particular benefit to the property is the garage located across the road, with an up and over door and vaulted roof providing excellent storage.

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
///goodbyes.dinosaur.salon



SERVICES

Mains gas, electricity, water and drainage.
Gas central heating.

Standard, superfast and ultrafast broadband are available.
<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>

Fibre Broadband is installed'

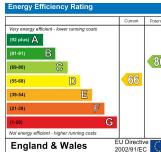
COUNCIL TAX BAND

Dorset Council - 01305 251010
Tax Band C

MATERIAL INFORMATION

At the time of launching the property to the market the vendor has confirmed that during their ownership the property has not been negatively effected by any covenants.





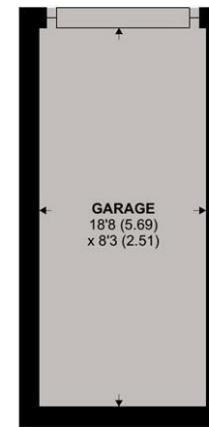
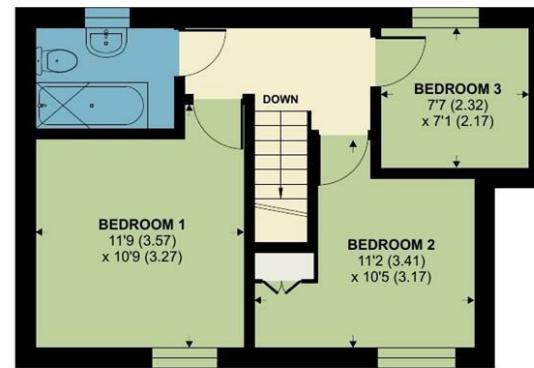
East Street, Beaminster

Approximate Area = 858 sq ft / 79.7 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1012 sq ft / 94 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). ©nichecom 2026. Produced for Symonds & Sampson. REF: 1400848



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