

Symonds
& Sampson

Spinners Hatch

29 North Street, Beaminster, Dorset

Spinners Hatch

29 North Street
Beaminster
Dorset DT8 3DZ

A charming character filled cottage with a surprising amount internal space and in excellent order, set towards the edge of town. Offered with no onward chain.



- Period cottage
- Two double bedrooms
- Character features
- Enclosed private garden
 - Excellent order
 - Grade II listed
 - Desirable location
- Seller not buying on.

Guide Price £315,000

Freehold
Private Treaty

Beaminster Sales
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DWELLING

This delightful period cottage is in excellent order and resides in a highly desirable location lying a short walk from Beaminster Market Square, towards the edge of town. Built in the 17th century of local stone under a slate roof, the property is Grade II listed. Internally it is packed with character including a stunning inglenook fireplace and beamed ceilings. The accommodation is spacious, spread across two floors and includes two double bedrooms and an impressive sitting/dining room and staircase rising to the first floor with cupboard under. The property has gas fired central heating throughout. The enclosed garden consists of a number of terraces with deep borders edging, each being a perfect place for al fresco dining.

ACCOMMODATION

Entrance hall with steps into the main reception room. This front aspect room with its beamed ceiling has the appeal of a quintessential country cottage centralised around an inglenook fireplace with its Bressummer beam. Set within is a wood burning stove.

The kitchen offers good storage with wall and floor shaker style units in a soft cream with a laminated work surface over. You will find space for a washing machine and dishwasher under the work surface. Integrated items include a gas hob with electric oven with an extraction hood over. A Velux roof light and a picture window make this a wonderfully light space with seating in the window to enjoy views over the garden.

The bathroom also comes off the entrance hall. Fitted with a modern 'P' shaped bath with shower over, vanity unit with basin and WC and a heated towel rail.

Upstairs there are two double bedrooms, both easily accommodating two bedside tables and wardrobe, the principal bedroom is a light and airy room with storage cupboard, and the advantage of a shower en-suite c/w heated towel rail and wall heater. The landing has a Velux roof light, and airing cupboard.

OUTSIDE

A large secure gate opens onto a path which leads to the front door which is set to the side of the property. Beyond here, the path continues around the house and leads on to the enclosed garden with a number of sunny spots and terraces perfect for al fresco dining. Through a trellis arch at the rear of the garden is located a storage shed and a wood store. To the front there is plenty of on street parking.

SITUATION

Beaminster is a small West Dorset 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 with primary and secondary schools. The surrounding countryside and superb Jurassic 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 a main line railway service to London (Waterloo).

DIRECTIONS

What3words - career.measuring.glossed

SERVICES

Mains water, electricity, gas and drainage are connected.

Broadband

Standard, superfast and ultra fast are all available.

Mobile Phone

Indoor -voice and data

EE/Three - you are likely to receive coverage.

O2/Vodafone - voice indoor - you are likely to receive coverage.

Data - indoor -you are likely to receive limited coverage.

Outdoor - Voice and Data

EE/Three/O2/Vodafone - You are likely to receive coverage.
checker.ofcom.org.uk

LOCAL AUTHORITY

Dorset Council - www.dorsetcouncil.gov.uk

This property is currently business rated as it is run as a self-catering holiday unit.

The current valuation from April 2023 is £2900.00

The previous council tax band was a C.

MATERIAL INFORMATION

Flooding- the Gov. flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk~> gives the flood risk for the area, and not a specific property. The owners report there has been no issue with flooding during their or previous ownerships.

There are no current planning permissions in this postcode that would affect the property that we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing www.dorsetcouncil.gov.uk





North Street, Beaminster

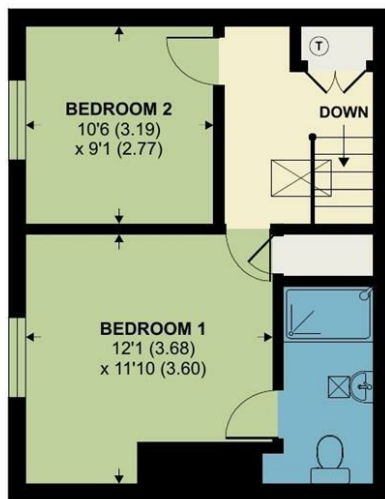
Approximate Area = 899 sq ft / 83.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1226841



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