

Symonds
& Sampson

45A

Hogshill Street, Beaminster, Dorset

45A

Hogshill Street
Beaminster
Dorset DT8 3AG

A charming 2 bedroom refurbished end of terrace town house approximately 300 yards walk to the pretty town square.



- Character stone cottage
- Central town location
 - Private parking area
- Enclosed courtyard garden
- Well-presented throughout
 - No onward chain

Guide Price **£330,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

A delightful cottage offering an attractive blend of traditional character and modern convenience. Constructed of natural stone beneath a slate roof, the property enjoys a central position within the village and benefits from private parking together with an enclosed, low-maintenance garden.

THE PROPERTY

The property offers well-presented and versatile accommodation, combining character features with practical modern living. The interiors are bright and welcoming throughout, with a neutral décor that provides an excellent blank canvas for new owners.

The principal reception space offers a comfortable setting for both relaxation and entertaining, with ample room for everyday family life. The kitchen is well arranged, providing good storage and workspace, while also accommodating dining and socialising. Its practical layout makes it ideal for modern living. There is a practical downstairs toilets and access to the side from the utility leading to the parking area.

The bedrooms are well-proportioned and filled with natural light, creating peaceful and comfortable spaces. The principal bedroom is particularly inviting, offering ample space for bedroom furniture and enjoying a bright, airy feel. Additional bedrooms provide flexibility for family members, guests, home working or hobby space, depending on individual requirements.

The bathroom facilities are neatly presented and designed for

convenience, while useful storage throughout the property enhances everyday practicality.

A particular highlight is the abundance of natural light across the accommodation, with windows positioned to maximise brightness and create an open, welcoming atmosphere. Combined with the property's characterful features and thoughtful layout, the interiors offer a balance of comfort, functionality and charm.

OUTSIDE

To the rear, French doors open onto a paved terrace providing an ideal space for outdoor dining and entertaining. The enclosed garden has been designed for ease of maintenance, incorporating areas of paving, established planting and a useful timber garden shed.

The garden enjoys a good degree of privacy and provides an attractive extension of the living accommodation during the warmer months. Approached over a shared entrance leads to a private parking area for two cars adjacent to the property offers valuable off-road 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. 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 festival as well as an arts festival and 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 ///quality.outwards.restores

SERVICES

Services

All mains services are connected. The gas boiler services the heating and hot water. Gas fire.

Broadband

Standard, superfast and Ultrafast are available.

Mobile Phone

There is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Dorset Council - 01305 251010.

Council Tax Band - D

MATERIAL INFORMATION

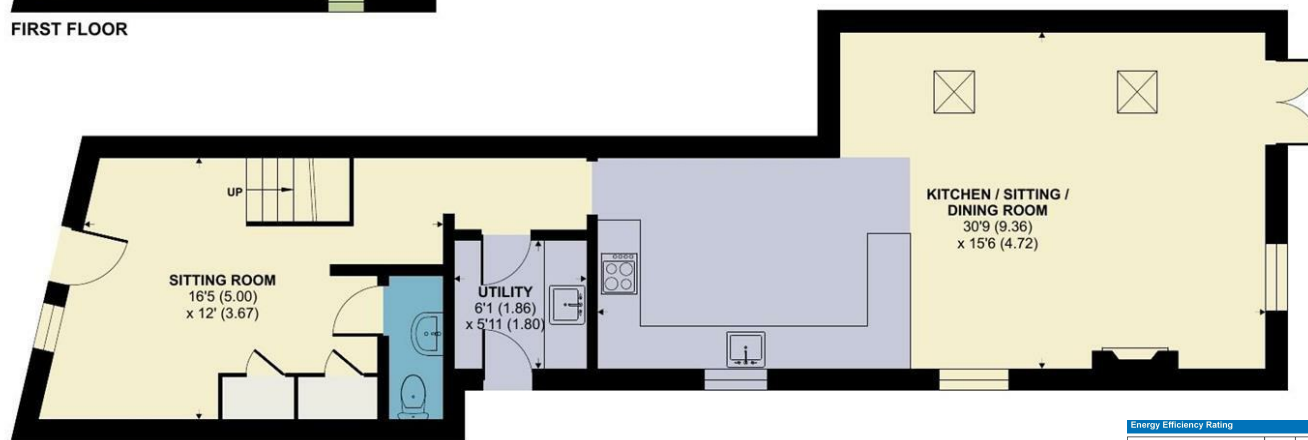
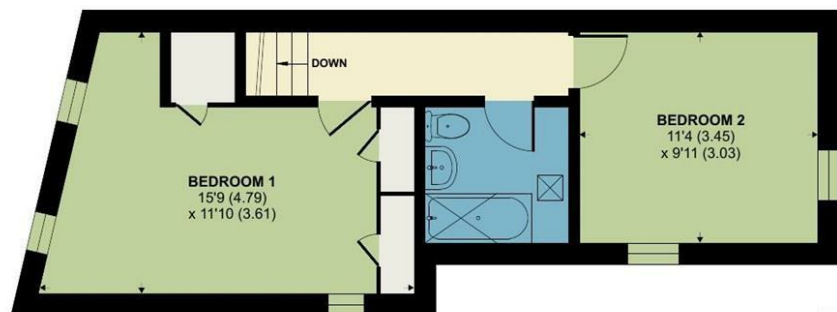
At the time of launching the property to the market the photographs taken August 2026 © Symonds & Sampson.



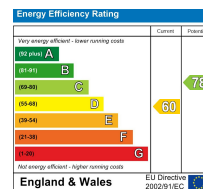
Hogshill Street, Beaminster

Approximate Area = 1058 sq ft / 98.2 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: 1500177



BEA/ME/3862/11.8.26



01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents. All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT