



Symonds
& Sampson

Well Cottage

4 St. Mary Well Street, Beaminster, Dorset

Well Cottage

4 St. Mary Well Street
Beaminster
Dorset DT8 3BB

A Grade II Listed Cottage with flexible living space situated in the town centre with no onward chain.



- Grade II listed character cottage
 - Town centre location
 - Two reception areas
 - Wood burning stove
 - Attractive rear garden
 - Period features throughout
 - No onward chain

Guide Price **£325,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

A charming Grade II listed three bedroom period cottage currently run as a successful holiday let and situated in the heart of Beaminster, offering deceptively spacious accommodation, attractive character features, a delightful rear garden and no onward chain.

Occupying an enviable position within the town centre, this delightful natural stone cottage provides well presented accommodation arranged over two floors, blending period charm with comfortable everyday living. Features throughout include exposed beams, deep window sills, flagstone flooring and a wood burning stove.

THE PROPERTY

The ground floor accommodation is centred around a generous sitting room and dining area, creating a warm and sociable living space with an attractive fireplace fitted with a wood burning stove. A separate study with WC off of it offers flexibility for a variety of uses.

To the rear of the property, the fitted kitchen is well arranged with a range of wall and base units, ample work surfaces and space for appliances, together with direct access out to the garden.

On the first floor there are two generous double rooms .

The family bathroom is fitted with both a bath and separate shower cubicle.

OUTSIDE

Outside, the rear garden is a particularly attractive feature of the property. Arranged over different levels, the garden enjoys a paved seating terrace ideal for outdoor entertaining, mature planting, established borders and useful timber storage shed, all enclosed by attractive stone walling.

SITUATION - BEAMINSTER

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 an 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:///fidelity.probable.mascot

SERVICES

Mains water, electricity and drainage 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 - Tel: 01305 251010

Current rateable value 1 April 2026 to present: £3,500

Previous Tax Band - D

MATERIAL INFORMATION

At the time of launching the property to the market it is Grade II Listed and in a conservation area.

All of the contents are available to purchase by separate negotiation.



Energy Efficiency Rating		Current	Target
Very energy efficient - lowest running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	49-54		
F	39-48		
G	1-38		
Very energy inefficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	

St. Mary Well Street, Beaminster

Approximate Area = 843 sq ft / 78.3 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: 1452928



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