

# The Old House

Seaborough, Beaminster, Dorset,

# The Old House

Seaborough  
Beaminster Dorset  
DT8 3QY

A charming Grade II listed thatched house with a detached one-bedroom annexe, approximately 3.72 acres and exceptional far-reaching countryside views.



- Grade II listed Cottage
  - Annexe
- Four reception rooms
  - Rural location
  - Outbuildings
  - Stunning views
  - Land & Stables

Guide Price £999,950

Freehold

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## INTRODUCTION

The Old House is a Grade II listed village house with origins believed to date from the 17th or 18th century. Constructed with part stone and part painted rendered elevations beneath a traditional thatched roof, it is a characterful home that has been sympathetically maintained whilst retaining a wealth of original features.

## THE PROPERTY

The accommodation combines period charm with practical family living. The sitting room centres around an impressive exposed brick inglenook fireplace, while the well-appointed kitchen/breakfast room is another particularly attractive space, featuring exposed ceiling timbers, a substantial inglenook fireplace with wood-burning stove and an exposed stone window seat. A study, utility room and cloakroom complete the ground floor, together with a delightful garden room enjoying a glazed southern elevation and exceptional far-reaching countryside views. Adjoining this is a versatile reception room, currently used as a playroom, which could equally serve as a gym or hobbies room.

The first floor continues the property's character, with an attractive landing featuring exposed stonework and stripped timber flooring. The principal bedroom has a part-vaulted ceiling with exposed timbers and an en-suite shower room, whilst three further bedrooms are served by a family bathroom.





## OUTSIDE

The property is approached via a quiet no-through lane leading to a gravelled driveway and parking area to the rear of the house. An attractive oak-framed garage building provides two open parking bays together with a workshop/store.

Positioned above the garage is a well-presented annexe, equally suited as guest accommodation or a home office. It comprises a sitting room, bedroom and shower room, with provision for the installation of a kitchen if required.

Immediately adjoining the house is a generous south-facing terrace overlooking the gardens and the surrounding countryside. The gardens are principally laid to lawn over two levels, with a magnificent mature weeping willow providing a striking focal point.

To the south-east of the property is land including stableblock, tractor store and enclosed yard with two access points, making the property well suited to those with equestrian or smallholding interests.

## SITUATION

Seaborough is in the heart of the countryside between Beaminster and Crewkerne in north west Dorset, close to the Somerset boundary is the small rural hamlet of Seaborough. A peaceful environment off the beaten track on the River Axe, within reach of amenities and beauty spots including the railway station at Crewkerne (3 miles) with mainline service to London (Waterloo), shopping at Yeovil and the small country town of Beaminster and Bridport and the Jurassic Coastline, a World Heritage Site are roughly within a half hour drive. The area is crisscrossed with foot and bridle paths making the



beautiful countryside and coastline accessible on foot or saddle.

## DIRECTIONS

What3words ///hits.lordship.stub

## SERVICES

Mains water, Private Drainage, Mains electric, gas central heating (underground calor gas tank)

Broadband

Standard and superfast broadband is available.

Mobile Phone

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

## LOCAL AUTHORITY

Dorset Council 01305 251010

Council Tax Band E

## MATERIAL INFORMATION

At the time of launching the property to the market the photographs were taken August 2025 © Symonds & Sampson.



# The Old House, Seaborough, Beaminster

Approximate Area = 2318 sq ft / 215.3 sq m

Annexe = 417 sq ft / 38.7 sq m

Outbuilding = 575 sq ft / 53.4 sq m (exclude carports & lean to)

Total = 3310 sq ft / 307.4 sq m

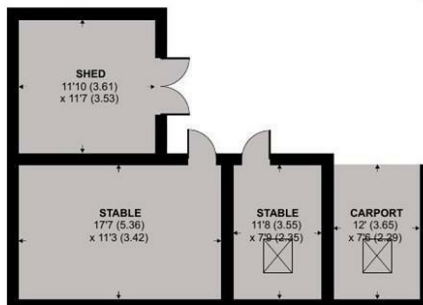
For identification only - Not to scale



FIRST FLOOR



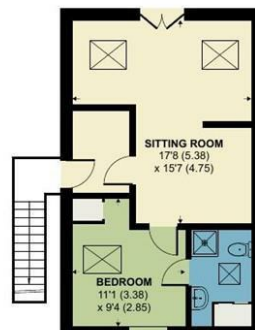
GROUND FLOOR



OUTBUILDING



OUTBUILDING



ANNEXE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1503292



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92-101)                                  |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 42      | 69        |
| EU Directive 2002/91/EC                     |         |           |



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