



9 CHURCH STREET

Beaminster, DT8 3BA

Price Guide £825,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled on the charming Church Street in Beaminster, this delightful detached house offers a perfect blend of traditional character and modern convenience. With its older heritage, the property has been thoughtfully modernised to meet contemporary living standards while retaining its unique charm. Inside, you will find two spacious reception rooms, ideal for both relaxation and entertaining guests. The layout provides a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home. The house boasts three well-proportioned bedrooms, ensuring ample space for family members or guests. The two bathrooms are designed with comfort in mind, providing convenience for busy mornings or unwinding after a long day. The property has been enhanced with a new heating system, ensuring warmth and comfort throughout the colder months. Additionally, the replacement windows not only improve energy efficiency but also allow natural light to flood the interiors, creating a bright and airy environment. This home is situated in a picturesque area, offering a sense of community and easy access to local amenities. Beaminster is known for its beautiful surroundings and rich history, making it an ideal location for those seeking a peaceful yet vibrant lifestyle. In summary, this modernised detached house on Church Street is a wonderful opportunity for anyone looking to settle in a charming town while enjoying the benefits of contemporary living. Don't miss the chance to make this lovely property your new home.

## Situation

The local area\*

6.4 x miles - Bridport

7 x miles - Crewkerne

7.9 x miles - Jurassic Coast

\*All distances are approximate and sourced from Google Maps.

## The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport, Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne.

## Local Authority

Dorset Council Council Tax Band: F

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hall

## Living Room

An excellent dual aspect room with oak flooring which is a great space for relaxing in front of the wood burner after a long walk in the surrounding countryside. Part panelled walls, radiator and window seat. Fireplace with fitted wood burner and fine views over Beaminster.

## Snug

Archway to Living Room ,radiator and exposed oak flooring.

## Kitchen/Dining Room

A splendid room which is the hub of this property and ideal for family meals or entertaining friends and has been fitted with an excellent range of floor and eye level cupboards and drawers. Breakfast bar, Limestone tiled flooring, worktops and tiled splashbacks .Fitted extractor fan, AEG hob, Neff double oven, fitted fridge and freezer and useful larder cupboard. Under floor heating.

## Inner Lobby

Cupboard, tiled floor and radiator.

## Side Lobby

Tiled floor and hot water system.

## Cloakroom

Suite comprising hand basin, low level w/c ,tiled splashbacks an heated towel rail.

## First Floor

## Landing/Study

Exposed stone wall ,fireplace and radiator.

## Bedroom One

A spacious dual aspect room with radiator and rural views.

## En Suite Bathroom

A well appointed suite comprising shower cubicle, hand basin, low level w/c, heated towel rail and hard wood floor.

## Bedroom Two

Bay window, radiator and views over Beaminster.

## Bathroom

Suite comprising panelled bath ,hand basin, low level w/c, and heated towel rail.

## Second Floor

## Bedroom Three

Rural views,2 radiators and beamed and vaulted ceiling.

## Outside

Shared drive leading to Detached Garage(not built yet) and parking area.

## Gardens

Area of garden for purchasers to plan to their own style taste.

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water. Photo voltaic panels providing a source of electricity.

Mains drainage.

- Broadband and Mobile signal or coverage in the area.

Council Tax Band F

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

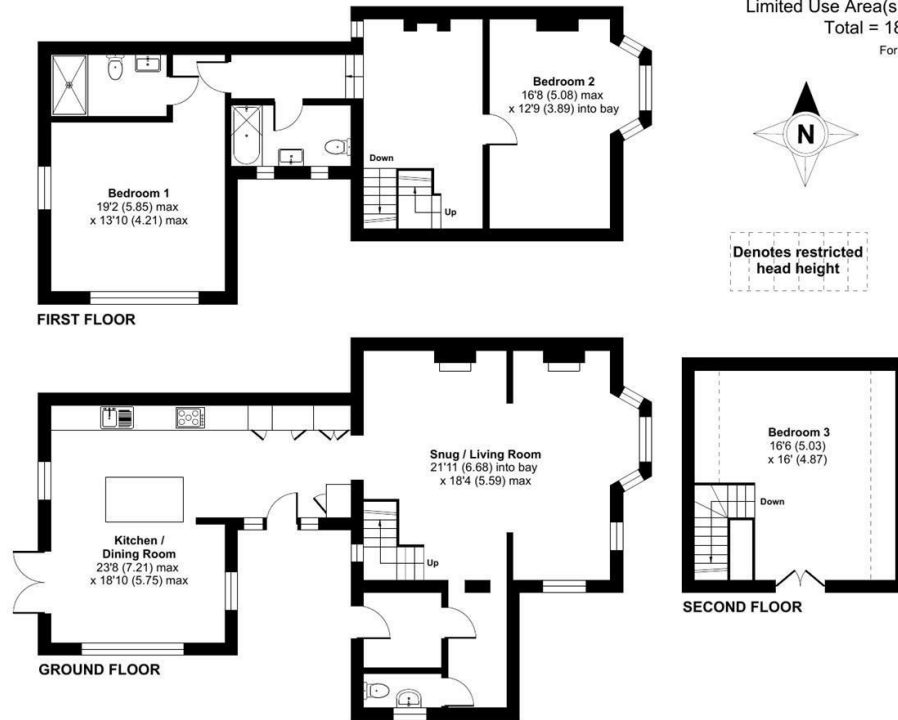
[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)

## Agents Note

Further land available by separate negotiation.

## Church Street, Beaminster, DT8

Approximate Area = 1763 sq ft / 163.7 sq m  
Limited Use Area(s) = 50 sq ft / 4.6 sq m  
Total = 1813 sq ft / 168.3 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 Mayfair Town & Country. REF: 1361998



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

