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Hollymoor Lane, Beaminster, Dorset,

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Hollymoor Lane Beaminster Dorset DT8 3NF

A deceptively spacious family home combining stylish interiors with wonderful views across the surrounding countryside.



- Spacious extended sitting/dining room
 - Three bedrooms
 - Modern fitted kitchen
- Contemporary family bathroom
 - Wood-burning stove
- Decked terrace enjoying countryside views
 - Garage in nearby block
- Walking distance to Beaminster town centre

Guide Price **£325,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

A beautifully presented and thoughtfully extended three-bedroom terraced house offering spacious open-plan living, a contemporary kitchen, ground floor cloakroom, attractive landscaped gardens with countryside views, and a nearby garage, situated in a popular residential area within walking distance of Beaminster town centre.

THE PROPERTY

A welcoming entrance porch provides practical space for coats and shoes before leading into the reception hall with stairs rising to the first floor and a useful cloakroom fitted with a WC and wash hand basin.

The kitchen has been attractively refitted with a comprehensive range of shaker-style wall and base units complemented by wood-effect worktops and tiled splashbacks. There is space for freestanding appliances together with a gas cooker beneath an extractor hood, creating a bright and practical space overlooking the front garden.

The principal living accommodation has been significantly enhanced by a rear extension to create an impressive open-plan sitting and dining room extending to approximately 31 feet in length. The sitting area centres around a wood-burning stove set within the original fireplace with an oak mantel above, providing an attractive focal point.

To the rear, the dining area benefits from full-width aluminium bi-fold doors opening directly onto the raised deck, allowing the room to enjoy excellent natural light while making the most of the lovely outlook across the garden towards the surrounding countryside.

On the first floor are three bedrooms together with the family bathroom. The principal bedroom enjoys fitted wardrobes, while the

second bedroom also offers pleasant views towards the surrounding hills. The third bedroom would equally suit use as a nursery or home office.

The family bathroom is fitted with a white suite comprising panelled bath with shower over, wash hand basin and WC.

OUTSIDE

The front garden is attractively landscaped with mature planting and flowering borders creating an appealing approach to the property.

To the rear, the garden has been thoughtfully arranged over different levels. Immediately adjoining the house is a generous raised timber deck providing an ideal space for outdoor dining and entertaining whilst enjoying the attractive open outlook towards the surrounding countryside. Steps descend to the remainder of the garden, which is mainly laid to lawn with established planting.

A single garage approached over a shared access is situated in a nearby block with power and lighting. In front of the garage is further garden area with planting beds leading down to the stream.

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///symphony.rested.baseless

SERVICES

Mains water, electricity and drainage are connected.
Gas-fired central heating.

Broadband

Standard, superfast and ultra fast are 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 detail.

<https://www.ofcom.org.uk/mobile-coverage-checker>

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band C.

MATERIAL INFORMATION

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



Hollymoor Lane, Beaminster

Approximate Area = 1095 sq ft / 101.7 sq m

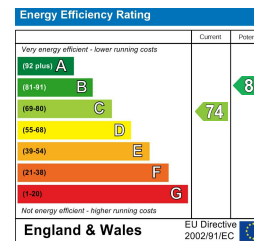
Garage = 130 sq ft / 12 sq m

Total = 1225 sq ft / 113.8 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: 1498531



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01308 863100

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



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