



8

Half Acre Lane, Beaminster, Dorset

8

Half Acre Lane Beaminster Dorset DT8 3DJ

A beautifully presented and deceptively spacious three-bedroom village home offering over 2,000 sq ft of accommodation, including a large conservatory, impressive loft room, garage, driveway parking and a generous rear garden.



- Over 2,000 sq ft in total
- Three double bedrooms
 - Large loft room
- Conservatory overlooking garden
- Garage and driveway parking
- Well-presented throughout

Guide Price **£425,000**

Freehold

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INTRODUCTION

8 Half Acre Lane is a surprisingly spacious and thoughtfully improved home offering flexible accommodation arranged over three floors. The property combines generous living space with modern finishes and practical family accommodation, complemented by a large conservatory, substantial loft room, garage and a well-maintained rear garden.

THE PROPERTY

The ground floor provides well-balanced living accommodation centred around a spacious sitting room with a wood-burning stove creating an attractive focal point. The kitchen has been stylishly updated with contemporary cabinetry, extensive work surfaces and space for a range cooker, while the adjoining dining room offers an ideal space for everyday family life and entertaining.

There is a spacious sitting room with wood burning stove and doorway to the rear, leading to a large conservatory extends the living accommodation significantly, providing a versatile additional reception area with direct access to the garden and pleasant views across the rear aspect.

On the first floor are three bedrooms and a recently refitted family bathroom. The principal bedroom is a generous double room with fitted storage, while the

remaining bedrooms are also well-proportioned and enjoy an attractive outlook.

The second floor is occupied by an impressive loft room extending to over 26 ft in length. Currently used as a bedroom and relaxation space, it offers excellent flexibility for a variety of uses including a home office, hobbies room or occasional guest accommodation, subject to individual requirements.

OUTSIDE

To the front, the property benefits from driveway parking and access to the detached garage at the end of the road in a block.

The rear garden is a particular feature, being predominantly laid to lawn with attractive planted borders, a paved terrace adjoining the conservatory and a useful timber garden building. The garden provides an excellent space for both entertaining and family enjoyment.

SITUATION

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 and

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 ///grants.burden.cringes

SERVICES

Mains electricity, gas, water and drainage.

Broadband - Ultrafast are generally available in the area. Fibre broadband to the house
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone coverage
There is mobile 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 tax Band C

MATERIAL INFORMATION

The cost of any repairs to the forecourt of the garage area is to be split between the relevant owners.

Photos were taken in September 2026.



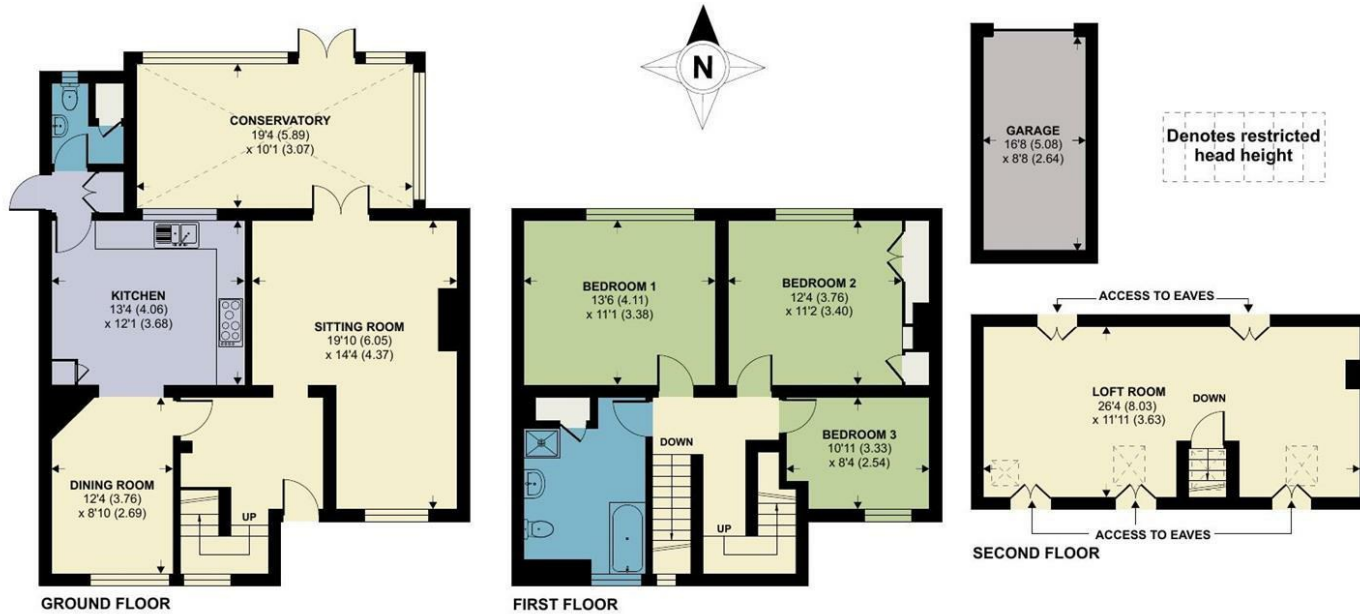
Half Acre Lane, Beaminster

Approximate Area = 1878 sq ft / 174.4 sq m

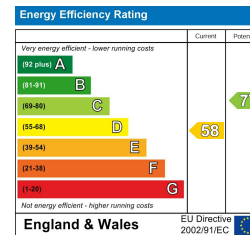
Garage = 144 sq ft / 13.4 sq m

Total = 2022 sq ft / 187.8 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: 1522978



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