



5 East Street Gardens

East Street, Beaminster, Dorset

5 East Street Gardens

East Street
Beaminster
Dorset DT8 3FT

A stunning quality new build in local stone with air source heat pump, solar panels and battery situated in a prime location on the edge of town with enclosed garden, separate garage and parking.



- Detached new build property
 - 4 bedrooms
- Purbeck stone solid construction
 - Air source heat pump
 - PV solar panels with battery
 - Electric car charging point
 - 10 year new home warranty
- Garage with potential to convert into living accommodation

Guide Price **£850,000**

Freehold

Private Treaty

Beaminster Sales
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INTRODUCTION

Number Five at East Street Gardens is a beautifully crafted modern home built with premium locally sourced materials and exceptional attention to detail. With an EPC A rating, air source heat pump, solar panels, and stylish open-plan living, it offers luxurious, energy-efficient living throughout.

THE PROPERTY

Number Five is an exceptional modern new build, thoughtfully crafted using the finest locally sourced materials and finished with beautiful natural York stone detailing, including roof water tables, window sills and heads that will weather gracefully over time.

Designed with contemporary living in mind, the property benefits from an air source heat pump, PV solar panels with battery storage, and underfloor heating throughout the ground floor, ensuring both comfort and energy efficiency.

The accommodation is both spacious and versatile, featuring a welcoming sitting room to the front and a superb open-plan living area to the rear. The dining area provides access through to the kitchen via attractive dividing doors, offering flexibility for both everyday living and entertaining.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, complemented by a stylish family bathroom, all finished to an excellent standard.

Externally, the property enjoys a generously sized garden and the advantage of an integrated garage, which may offer potential for alternative future use, subject to requirements.

Situated within the sought-after East Street Gardens, Number Five represents a perfect blend of quality craftsmanship, thoughtful design and modern efficiency, creating a truly impressive contemporary home.





OUTSIDE

Externally the property is approached via a gated entrance and occupies a notably generous plot with a beautifully landscaped garden, offering peaceful town and countryside views from a quiet corner position. The garden is larger than typically found with properties of this style and provides excellent outdoor space for relaxing or entertaining. The property also benefits from a garage (built to a standard where it could be converted into additional accommodation (PP may be required) and private parking for a number of vehicles.

SITUATION

Beaminster is a country town nestling in the hills surrounded by 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, and there are two schools, (primary and secondary). The surrounding countryside and the 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.

DIRECTION

What3words ///recruiter.typical.resides

SERVICES

Mains water, electricity and drainage are connected. PV solar panels with battery. Air source heat pump.

Broadband



Standard, superfast and ultra fast are available for connection.
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile phone coverage
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
To be assessed following the completion of the build.

MATERIAL INFORMATION

At the time of There are no current planning permissions in the this postcode that would effect the property which we have been made aware of.
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing



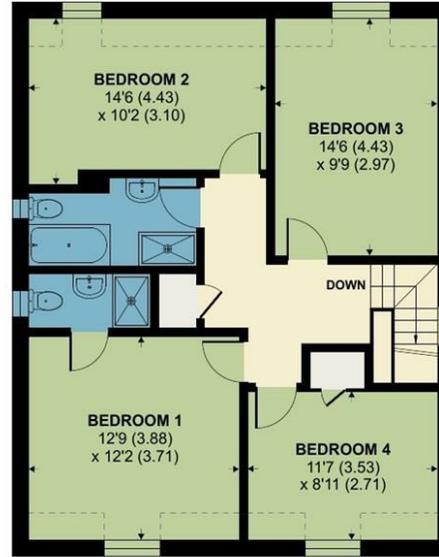
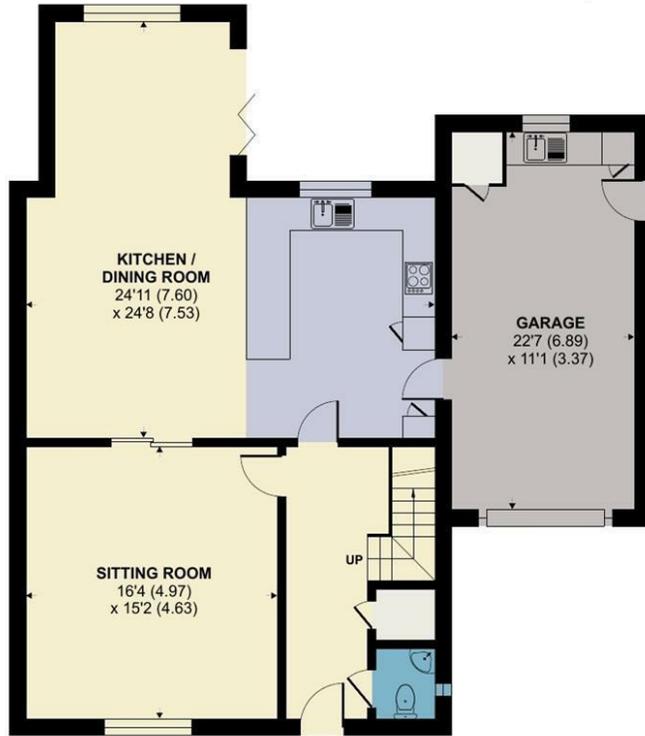
East Street, Beaminster

Approximate Area = 1592 sq ft / 147.9 sq m
Limited Use Area(s) = 61 sq ft / 5.6 sq m
Garage = 250 sq ft / 23.2 sq m
Total = 1903 sq ft / 176.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
EU energy efficient - lower running costs		96	99
95-100	A		
85-94	B		
75-84	C		
65-74	D		
55-64	E		
45-54	F		
35-44	G		
EU energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Symonds & Sampson. REF: 1420590



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