

Symonds
& Sampson



Victoria Cottage

2 Coles Cross, Blackdown, Beaminster, Dorset

Victoria Cottage

2 Coles Cross
Blackdown
Beaminster
Dorset DT8 3LE

Stunning three bedroom detached stone cottage with countryside views.



- Detached stone cottage
- Three double bedrooms
- Three reception rooms
 - Two bathrooms
 - Modern kitchen
- Wrap around gardens
 - Stunning views
- Driveway parking and garage

Guide Price **£800,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



DWELLING

Situated in the peaceful village of Blackdown, this beautifully presented three-bedroom period cottage offers a perfect blend of character and comfort. The property features three spacious reception rooms, two bathrooms, and enjoys breathtaking countryside views.

A long private driveway leads to ample parking and a garage, while the stunning wrap-around gardens provide an idyllic setting to enjoy the changing seasons.

INTERNAL

A wooden front door opens into a welcoming hallway, where stairs rise to the first floor and doorways lead to all principal ground floor rooms. To the left, you'll find a spacious dual-aspect dining room with wooden flooring and ample space for a dining table and chairs to seat in excess of 10 people. Leading off the dining room is a well-appointed kitchen, fitted with a range of white base and wall units topped with a speckled straight-edge worktop. Integrated appliances include a double oven with hob and extractor, and there is space for a freestanding fridge-freezer and dishwasher. A separate utility area offers plumbing for a washing machine. The kitchen also accommodates a breakfast table for four and provides access to the rear garden. The ground floor also includes a modern shower room, featuring a walk-in shower, WC, and

wash hand basin. At the far end of the property is a generously sized, triple-aspect sitting room with wooden flooring, a wood-burning stove, and French doors opening onto the garden—ideal for relaxing or entertaining.

Upstairs, there are three well-proportioned double bedrooms and a separate study, all enjoying exceptional views of the surrounding countryside. A family bathroom serves the first floor, complete with a bath, WC, and wash hand basin.

EXTERNAL

To the front of the property is a spacious driveway providing ample parking, along with access to a single garage featuring an up-and-over door.

To the side, you'll find a beautifully landscaped and meticulously maintained garden, predominantly laid to lawn and adorned with a variety of mature shrubs and small trees. A charming pergola with a sun terrace offers an ideal spot for outdoor dining or relaxation, with a pathway leading to a useful storage shed.

At the rear, a private decked area provides a peaceful retreat to sit and enjoy the breathtaking countryside views.

SERVICES

Mains electric, water and private drainage. Oil central heating with external boiler.

Dorset Council - www.dorsetcouncil.gov.uk
Council Tax Band E

Broadband - Ultra Fast broadband is available. .

Mobile phone coverage -
EE/3/Vodafone/02- you are likely to have limited coverage for voice but not data indoors.
EE/3/Vodafone/02 - You are likely to receive a signal for voice and data outside.

MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will affect the property, which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

At the time of launching the property to the market the vendors have confirmed that none of the rights, restrictions or covenants have affected the way they have lived or have used the property.

DIRECTIONS

What3words ///music.camcorder.downhill



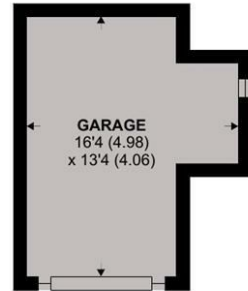
Coles Cross Cottages, Blackdown, Beaminster

Approximate Area = 1595 sq ft / 148.1 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1773 sq ft / 164.6 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 2025. Produced for Symonds & Sampson. REF: 1300944



Energy Efficiency Rating		Current	Potential
102-154	A		
81-101	B		
65-80	C		
49-64	D	58	79
33-48	E		
17-32	F		
1-16	G		

Not energy efficient - higher ranking coats

England & Wales EU Directive 2002/91/EC



BEA/3730/MED/4.6.25



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