



Symonds
& Sampson

South Cottage

Mosterton, Beaminster, Dorset

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Mosterton
Beaminster
Dorset DT8 3HG

A period cottage in excellent order residing in a village location with facilities within walking distance.



- Detached
- Unlisted
- Recently thatched
- Fully renovated
- Good size garden and parking
- No onward chain

Guide Price **£395,000**

Freehold

Private Treaty

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INTRODUCTION

This ham stone and rendered cottage is a delight and has been carefully renovated by its present owner who has used this property as a successful holiday let. The property has all the benefits of 21st century living whilst still preserving all its charm and original character features. Residing in an active village with easy road links to main towns.

THE PROPERTY

The property's renovation has resulted in modern advantages which include low profile triple glazing, modern electric radiators and internal insulation. Both the kitchen and bathrooms were also part of the works. The kitchen itself comes with a range of units, some curved, in the shaker style finished with a stunning black granite work top and purple splash-back. Integrated items include an eye level electric oven, five ring electric hob and extraction hood. There is space for a fridge freezer and dishwasher. Adjoining is a utility space with plumbing for a washing machine. The downstairs shower room has a generous quadrant shower unit whilst the family shower room has a double walk-in shower. Of the three reception rooms, the study/snug is perfect for both working or relaxing whilst the dining room has plenty of space to comfortably entertain six to eight people. The family sitting room has a

vaulted ceiling with electric Velux windows and bespoke shelving across one wall and a more contemporary feel. With two double bedrooms and a single bedroom with views over the garden.

OUTSIDE

The property has gravel parking to the front for two to three cars. A wrought iron gate opens into the garden which is set to the front and side of the cottage. A gravel terrace extends out into the garden creating a great space for al fresco dining. The remaining garden is mainly centred around a lawn surrounded by mature trees and shrubs. There is also a small courtyard.

SITUATION

Mosterton is an active village situated mid-way between Beaminster and Crewkerne, surrounded by lovely open countryside and near the Somerset border. The village has a good range of facilities including village shop, inn, church, village hall and primary school. The main line station at Crewkerne (Exeter - Waterloo) is approximately 2.5 miles, the historic county town of Dorchester 19 miles and the Dorset coastline approximately 11.5 miles.

DIRECTIONS

What3words - face.riot.blemishes

SERVICES

Mains water, electricity and drainage are connected. Electric heating.

Broadband - Standard and superfast are generally available in the area.

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc>

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 - www.dorsetcouncil.gov.uk
Council Tax Band D.

MATERIAL INFORMATION

There are no current planning permissions in 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
A			
B			
C			
D			
E			
F			
G			
Very energy inefficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	

Mosterton, Beaminster

Approximate Area = 1258 sq ft / 116.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1336675



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