



Liberty Cottage

Liberty Cottage, 12 Southgate

Beaminster, Dorset, DT8 3LX

Town Centre 0.5 miles. Bridport 6 miles. Jurassic coast 7.5 miles.

A charming two/three bedroom semi-detached cottage, enjoying attractive private gardens, garage and parking, all within walking distance of the town centre. EPC Band D

- Charming, Semi-Detached period cottage
- Tucked away location
- Walking distance of the town centre
- Lovely period features
- Two Bedrooms, one with a En Suite Cloakroom
- Versatile Attic Room with window and 2 Velux.
- Private Cottage Garden with patio
- Garage and Off Road Parking
- Freehold
- Council Tax Band C

Offers Invited £325,000

SITUATION

Liberty Cottage is quietly tucked away on the southern outskirts of this highly sought-after town, surrounded by beautiful rolling countryside designated as an Area of Outstanding Natural Beauty. At the heart of Beaminster lies the town centre, known as The Square, which offers an excellent range of amenities and independent, bespoke shops. The town enjoys a thriving and welcoming community, well served by churches, primary and secondary schools, traditional public houses, a medical centre, dentist, and a selection of popular cafés and restaurants. The vibrant market town of Bridport is approximately 6 miles away, while the stunning Jurassic Coast at West Bay lies just 7½ miles distant, offering dramatic coastal scenery and beaches. The nearby towns of Crewkerne and Dorchester both provide mainline rail links to London, making the area ideal for both commuters and those seeking a lifestyle change.

DESCRIPTION

Liberty Cottage is a charming two/three-bedroom semi-detached period home, constructed predominantly of local Ham Stone and set beneath a mainly tiled roof, with a single-storey section finished in slate. The property is not listed and benefits from uPVC double-glazed windows and doors, along with gas-fired central heating. Characterful and bristling with period charm, the cottage boasts a wealth of attractive features, including window seats and an inglenook fireplace with log burner, creating a warm and inviting atmosphere. To the rear, the property enjoys a truly special setting, backing directly onto the River Brit, which flows through to Bridport and onward to West Bay and the sea. Outside, the cottage features a stunning westerly-facing garden, which has been professionally landscaped and is well screened by mature hedging, providing a high degree of privacy. Further benefits include a single garage and off-road parking rarely found in rural locations.



ACCOMMODATION

A low maintenance uPVC door opens into the entrance hall with quarry tiled flooring, coat hooks and entrance to the sitting room. Adjoining is the bathroom with panelled enamelled bath with Victorian shower attachment, along with a vanity unit, low level WC and electric heated towel rail. Obscure glazed window on two aspects and a concealed Worcester gas fired boiler, together with a linen cupboard with slatted shelving. Within the heart of the house is a delightful sitting room with a large stone fireplace with inset log burner on a flagstone hearth with beam over and concealed lighting. A window with window seat overlooking the garden alongside a glazed door leading to the patio, quarry tiled flooring, door with stairs rising to the first floor and archway through to the kitchen which comprises Belfast sink with adjoining worktops and mixer tap, range of painted wooden floor and wall mounted cupboards and drawers, Whirlpool electric hob with Neff oven and grill, corner shelving, space for washing machine and fridge freezer, useful understairs cupboard with shelving.

On the first-floor landing, there is a window to rear with window seat and door with staircase rising to the second floor. Bedroom one enjoys a window seat with window overlooking the front garden, built in wardrobe with shelving together with a small cupboard and double doors to the en suite cloakroom with low level WC, corner wash hand basin and small window. Bedroom two currently used as a home office, enjoys a window seat with window overlooking the front garden. On the second floor stairs lead directly into the versatile attic room, which is currently set up as a guest bedroom with vaulted ceiling with restricted head height. There is a small gable end window together with two Velux roof lights with blinds, a built in wardrobe and shelving.

OUTSIDE

The property is set well back from the main road and is approached via a private driveway, over which the cottage and two neighbouring properties benefit from a right of way. A charming picket gate with steps leads down to the garden, situated to the front of the property which enjoys a sunny south-westerly aspect. The garden has been beautifully landscaped and includes an attractive paved sun terrace—an ideal setting for outdoor dining and entertaining.

The garden is enclosed by well-maintained hedging and a stone wall, affording a high degree of privacy. The garden is thoughtfully arranged over two tiers of lawn, enhanced by well-stocked flower and shrub borders, along with a fine selection of roses and ferns. Additional benefits include external electric sockets and a cold water tap, adding further practicality to this delightful outdoor space.

The driveway leads to a parking area positioned to the front of the garage, providing space for one large vehicle or two smaller cars. Neighbours have a shared obligation for the upkeep of the private drive. (details available, please speak with the agent).

The garage itself is of pre-fabricated construction with a pebble-dashed exterior, featuring a metal up-and-over door and side windows allowing for natural light.

SERVICES

Mains water and electricity are connected. Drainage is also to the mains and is pumped via a well concealed small pumping station within the garden, maintained by Wessex Water, which also serves the adjoining cottage.

Broadband : Standard, Superfast and Ultrafast (Ofcom)
Mobile Coverage : EE, Three, O2 and Vodafone (some service may be variable - Ofcom)
Flood risk Status : Very Low Risk of Surface water - High Risk from Rivers and Seas
(Environment agency)

VIEWINGS

Strictly by appointment through the vendors selling agents. Stags, Yeovil office, telephone 01935 475000

DIRECTIONS

What3words///slurping.leaned.wolf



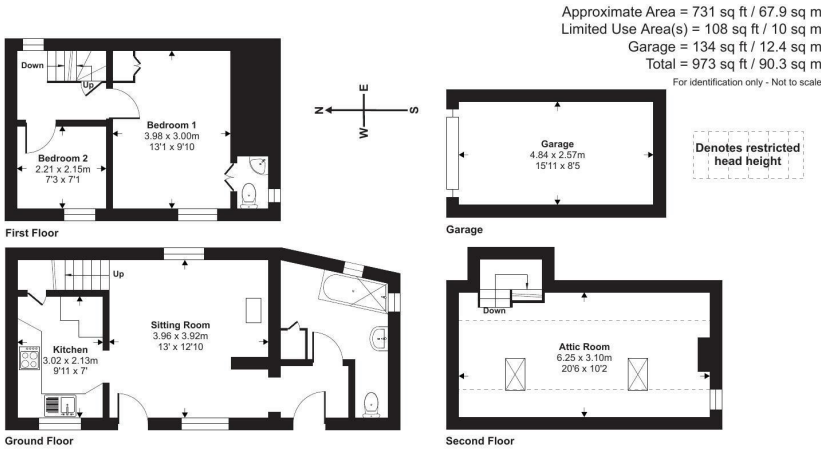
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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