



80

East Street, Beaminster, Dorset

80

East Street
Beaminster
Dorset DT8 3DT

A charming detached period cottage featuring three bedrooms and three reception rooms. Parking and garage. Offered to the market with no onward chain.



- Detached
- Three reception rooms
- Three bedrooms
- Spacious kitchen
- Modern bathroom
- Enclosed rear garden
 - Garage
 - Parking
- No onward chain

Guide Price **£395,000**

Freehold

Beaminster Sales
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DWELLING

Originally three separate cottages thoughtfully combined into one, this solid stone property offers generous living space and timeless character. Boasting three reception rooms, a spacious kitchen/diner, three well-proportioned bedrooms, and a modern bathroom, the home provides a versatile layout ideal for family life or entertaining. Conveniently located within walking distance of the town centre, it presents an excellent opportunity for those seeking charm, comfort, and convenience. Early viewing is highly recommended.

INTERNAL

Entering the property through a wooden front door, you are welcomed into a hallway providing access to all principal rooms.

To the left is a practical reception room featuring carpeted flooring and a charming feature fireplace. Adjacent to this room is a versatile walk-in pantry, complete with power and lighting—ideal for storage or additional utility space.

At the rear of the property is the kitchen, fitted with a range of base and wall units topped with a roll-edge work surface. There is ample space for a dining table and chairs to seat four and door opening out to the garden allowing for plenty of natural light. A convenient WC is located just off the kitchen housing the gas combi boiler.

On the opposite side of the property is a spacious second reception room, also with carpeted flooring and a feature fireplace. A staircase from this room leads to the first floor. A doorway leads into the third and largest reception room, which boasts a gas fire and an additional door opening into the garden.

Upstairs, the property offers two double bedrooms and one single bedroom. The principal bedroom is especially spacious, benefiting from windows to both the front and rear, allowing light to flood the room.

A modern family bathroom completes the upstairs layout, comprising a WC, wash hand basin, and a bath with shower over.

EXTERNAL

To the side of the property is a driveway providing off-road parking, access to a spacious garage and a gate to the garden. The garage benefits from power, lighting, and a filled in inspection pit with double opening doors, offering excellent storage or workshop potential.

The rear garden is predominantly laid to lawn and bordered by a selection of mature shrubs and small trees, creating a private and attractive outdoor space.

SERVICES

Mains gas, electricity, water and drainage.

Standard, superfast and ultrafast broadband are available

Mobile phone

Indoor:

EE/Three/Vodafone/O2 - coverage is limited for both Voice and Data

Outdoor:

Voice and data

EE/Three/O2/Vodafone - you are likely to receive coverage.

Dorset Council - Tax Band D

MATERIAL INFORMATION

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.

DIRECTIONS

What3words ///coolest.blip.neat

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. 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. There is an annual music festival as well as an arts festival and the surrounding countryside and 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).



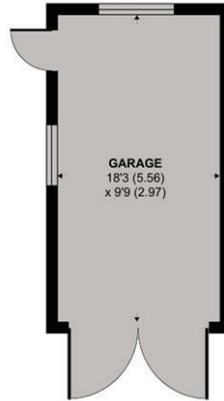
East Street, Beaminster

Approximate Area = 1421 sq ft / 132 sq m

Garage = 178 sq ft / 16.5 sq m

Total = 1599 sq ft / 148.5 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: 1332850



Energy Efficiency Rating		Current	Potential
100 energy efficient - lower running costs	A		85
91-100	B		
81-90	C		
69-80	D	67	
55-68	E		
39-54	F		
21-38	G		
1-20			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

BEA/3752/MED/4.8.25 amended 10.10.25, 6.2.26



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