

Symonds
& Sampson



Riverside Orchard

Church Hill, South Perrott, Beaminster, Dorset

Riverside Orchard

Church Hill
South Perrott
Beaminster
Dorset DT8 3HZ

A distinctive detached cottage set within exceptional gardens in a sought-after village.



- Unique modern cottage
- Built with character in mind
- Various features in past property magazines
 - Spacious accommodation throughout
 - Three double bedrooms
 - Spacious garage with store
 - Substantial size gardens
 - Village location

Guide Price **£750,000**

Freehold

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INTRODUCTION

A beautifully crafted detached cottage (1993) built in a traditional style, set within stunning landscaped gardens with a flowing stream, generous outbuildings and extensive parking.

THE PROPERTY

A most attractive detached cottage, built in 1993 to a traditional Dorset design, offering the character and appearance of a period property with the benefit of modern construction.

The property has been thoughtfully designed and was featured in a number of publications at the time of its construction. Internally, the accommodation is well balanced and arranged to provide comfortable and practical living space, complemented by a number of character features including exposed timbers, latch doors and deep-set windows.

The principal reception rooms are well proportioned and offer a particularly welcoming feel, with a good degree of natural light and views over the gardens. These spaces provide flexibility for both everyday living and entertaining.

The kitchen is fitted in a traditional style, in keeping with the character of the property, and provides a practical working space with outlook to the garden.

On the first floor, there are three bedrooms, all of which enjoy pleasant outlooks over the surrounding gardens and village setting. The rooms are well proportioned and offer a comfortable

arrangement for family living or guests.

The property is well presented throughout and has been carefully maintained, while still offering scope for a purchaser to update or personalise to their own taste if desired.

OUTSIDE

The gardens are a particular feature of the property and are laid mainly to lawn, interspersed with a variety of mature trees, shrubs and well-stocked borders.

There are several seating areas, together with a greenhouse and a productive garden area. A pond and additional planting provide further interest, and there is a substantial detached outbuilding within the grounds.

A gentle stream runs along the front and side of the property, adding to the attractive setting.

Outbuildings and Parking

A double garage with workshop space provides useful storage and working area along with a great size store above.

The property is approached via a private driveway which provides parking for several vehicles.

SITUATION

South Perrott is a pretty village on the Somerset/Dorset border

comprising character cottages, large period houses and a small number of modern properties which have been designed to blend in with the village scene. Facilities include church, village hall and hotel with day to day amenities including a post office/store and primary school at Mosterton, which lies approximately two miles to the south-west. A comprehensive range of shops including Waitrose can be found at Crewkerne which is approx. 3½ miles or Beaminster approx. 5½ miles to the south. The main line railway station (Exeter – Waterloo) is at Crewkerne and the Jurassic coast at Burton Bradstock is approximately 13 miles and the County town of Dorchester 18 miles.

DIRECTIONS

What3words ///segregate.increment.obtain

SERVICES

Mains water, electricity and drainage are connected. Oil central heating.

Broadband coverage

Standard and superfast broadband is available.

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

Mobile phone

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 : Band E





Church Hill, South Perrott, Beaminster

Approximate Area = 2368 sq ft / 220 sq m
 Garage = 456 sq ft / 42.3 sq m
 Outbuilding = 221 sq ft / 20.5 sq m
 Total = 3045 sq ft / 282.8 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 2026. Produced for Symonds & Sampson. REF: 1448981



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		67	48

EU Directive 2002/91/EC



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