



FIDDLESTICKS COTTAGE

Beaminster, DT8 3BB

Price Guide £400,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Located in the charming area of St Mary Well Street, this delightful detached cottage offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The house features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. The property boasts two modern bathrooms and the well-designed layout maximises space and light, creating a warm and inviting atmosphere throughout. One of the standout features of this home is the private courtyard garden, a lovely outdoor space perfect for enjoying a morning coffee or hosting summer barbecues. The garden offers a tranquil escape from the hustle and bustle of daily life, making it an ideal spot for unwinding after a long day. For those with vehicles, the property includes parking for one car, adding to the convenience of living in this desirable location. Furthermore, the house is within easy reach of local amenities, ensuring that shops, cafes, and essential services are just a short stroll away. In summary, this detached house on St Mary Well Street presents an excellent opportunity for anyone looking to settle in a friendly neighbourhood with all the comforts of modern living. With its appealing features and prime location, this property is not to be missed.

Situation

The local area*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 x miles – Jurassic Coast

All distances are approximate and sourced from Google Maps

The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport, Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne. The spectacular Dorset Jurassic Coast is located at West Bay where a variety of water sports can be enjoyed.

Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating: D



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 57 | 73 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

PROPERTY DESCRIPTION

Hall

Tiled floor and radiator.

Living Room

A delightful room with timber effect flooring, 2 window seats, radiator, fireplace and fitted electric fire. Fitted book shelving.

Kitchen/Breakfast Room

An attractive and light room with fitted hob and oven, extractor fan. good range of cupboards and drawers, single drainer sink unit with mixer tap and fitted dish washer

Splashbacks and worktops, door to the garden. This room is the hub of this splendid detached cottage and a great space for entertaining.

Shower Room

Suite comprising shower cubicle, low level w/c, hand basin, radiator and gas fired boiler.

First Floor

Landing

Loft access.

Bedroom One

Radiator.

Bedroom Two

Radiator.

Bathroom

Suite comprising panelled bath with shower unit, low level w/c, hand basin with splashbacks. heated towel rail.

Outside

Parking Space

Paved terracing leading to the front door.

Access for neighbouring cottages.

Garden

A charming space, ideal for alfresco dining with family and friends comprising a paved terrace and garden room with deep glazed sink and plumbing for washing machine.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating.
- Mains drainage
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

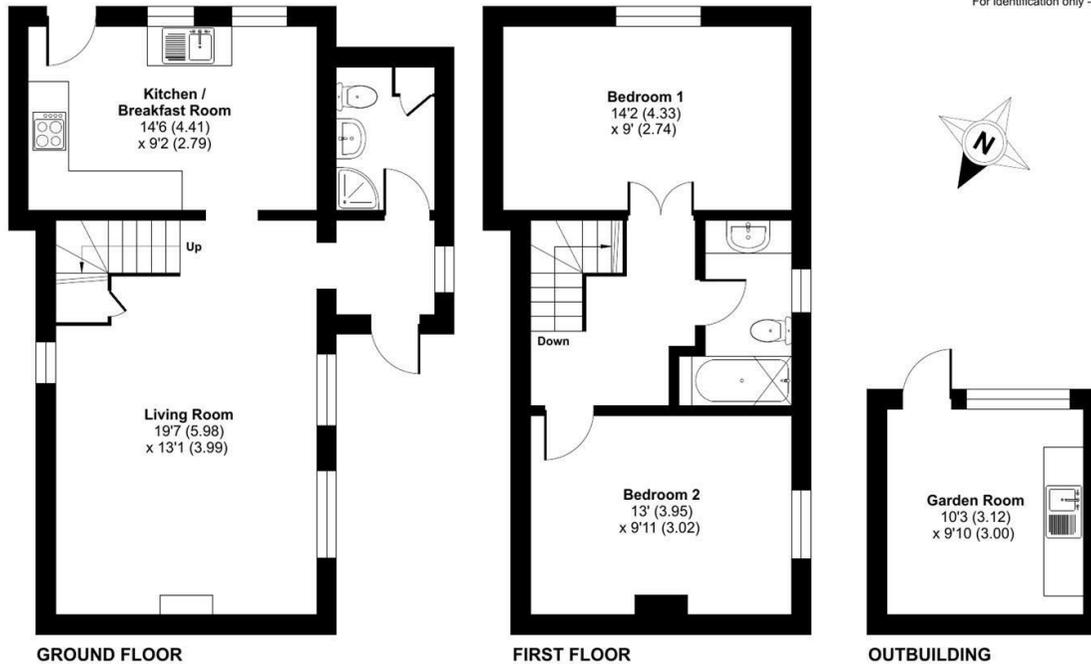
checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

St. Mary Well Street, Beaminster, DT8

Approximate Area = 864 sq ft / 80.2 sq m
Outbuilding = 101 sq ft / 9.3 sq m
Total = 965 sq ft / 89.5 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 2026. Produced for Mayfair Town & Country. REF: 1417386



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

