



## THE OLD RECTORY SEABOROUGH

Beaminster, DT8 3QY

Price Guide £2,250,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled in the charming village of Seaborough, Beaminster, this splendid Grade 2 Listed Old Rectory which is believed to date from the 19th century offers an exceptional living experience effortlessly combining period and modern influences. The Old Rectory occupies a commanding elevated south facing position taking full advantage of some breathtaking countryside views. With six generously sized bedrooms, this property is perfect for families or those seeking ample space for guests. The house boasts two inviting reception rooms, including a magnificent drawing room that provides a perfect setting for entertaining or relaxing, and a spacious sitting and dining room that is ideal for family gatherings. The property is set within beautifully maintained gardens and grounds which include an orchard and vineyard, offering a tranquil outdoor space to enjoy the fantastic rural views that surround the home.

There is parking available for several cars, adding to the practicality of this delightful residence. This home not only provides a comfortable living space but also a serene lifestyle in a picturesque setting. Seaborough is known for its stunning countryside, making this property a wonderful opportunity for anyone looking to embrace the charm of rural living.

## Situation

Seaborough is an ancient hamlet, close to the villages of Broadwindsor, Drimpton and the pretty town of Beaminster which offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities. The house is set amidst rolling Dorset countryside and within an area where mixed farming predominates. Broadwindsor offers good facilities including a well renowned craft centre, community shop, pub, church, village hall and primary school. Drimpton also has a public house and village hall. The nearby towns offer a wide range of shops and local facilities. There is a mainline rail service to London Waterloo (approx 2.5 hr journey) at Crewkerne only a few minutes drive away. There are a number of highly regarded state and independent schools within a 20 mile radius, the beautiful Jurassic Coast and the seaside resorts of West Bay and Lyme Regis are within some 20 minutes' drive.

## Local Authority

Dorset Council Tax Band: G

Tenure: Freehold

EPC Rating:



# PROPERTY DESCRIPTION

## Ground Floor

### Sitting/Dining Room

A splendid light and spacious room which together with the adjacent kitchen/breakfast room will provide the fulcrum around which family life will revolve. Flagstone flooring, exposed beams, sash windows and feature fireplace with fitted wood burner. Door to the terrace and gardens. Superb views over the gardens. This room is also ideal for entertaining family and friends. This is the ideal room for sitting and relaxing after a long walk in the surrounding countryside of the Jurassic coastline which is approximately 20 minutes drive.

### Kitchen/Breakfast Room

A superb dual aspect room with tiled floor and excellent range of floor and eye level cupboards and drawers, four door cream coloured Aga with tiled splashbacks, island unit with cupboards, space for breakfast table, double deep glazed sink with mixer tap and fitted dresser unit. Larder cupboard, fitted fridge freezer and dish washer. This would also be a fantastic room for casual dining basking in the warmth of the Aga whilst taking in the views over the gardens and adjoining countryside.

### Utility Room

Dual aspect with views, oil fired boiler, plumbing for washing machine and sink. This is a great room for depositing wet clothes, wellington boots and dogs after along walks in the beautiful surrounding countryside.

## First Floor

### Porch

### Entrance Hall

Radiator and exposed oak floorboards. Stair way to the main bedroom accommodation.

### Drawing Room

A magnificent room with high ceilings and outstanding rural views. Feature fireplace with marble surround and arched alcoves to either side with book shelving and cupboards. Exposed oak floorboards and windows with sashes and shutters. This is the go to room for entertaining your guests and family in front of the fireplace.

### Study

A fine room with high ceiling, fireplace with book shelving to either side and cupboards. Exposed oak floorboards. Sash and shutter window and great rural views.

### Bedroom Five

Exposed oak floorboards. Views towards the village church.

### Cloakroom

Suite comprising low level w/c and hand basin.

## Second Floor

### Landing

Exposed floorboards

### Master Bedroom

A light and spacious room with outstanding views over the surrounding West Dorset countryside. Exposed oak floor boards and 2 double wardrobes either side of an ornate cast iron fireplace. Sash and shutter windows.

### En Suite

An attractive suite comprising roll top claw foot bath, high level w/c, hand basin, shower cubicle, heated towel rail and exposed oak floorboards.

### Bedroom Two

Sash window, superb rural views, ornate cast iron tiled fireplace and double wardrobe. Exposed oak floorboards.

### En Suite

Attractive suite comprising, roll top claw foot bath, high level w/c, hand basin and exposed oak floorboards.

## Third Floor

### Landing

### Bedroom Three

Under eaves storage.

### Bedroom Four

Rural Views and exposed beam.

### Bedroom Six

Exposed beams

### Shower Room

Suite comprising shower cubicle, w/c, hand basin, heated towel rail and cupboard.

### Outside

Gravelled driveway leading to a spacious gravelled parking area with space for several cars adjacent out buildings including garaging, useful stores and an open fronted log store.

### Garden and Grounds

The garden and grounds surround this superb house and provide a magnificent setting as well as affording exceptional views over the surrounding West Dorset countryside.

The front garden includes a Parterre with box hedging and gravelled pathways with a adjacent Greenhouse.

Directly in front of the house is an area of lawn with shrub/flower beds which is partly walled.

The majority of the gardens are located to the rear and comprise substantial paved terrace and lawn which is ideal for a game of croquet with steps leading down to a sweeping lawn and ornamental pond.

There is also a small orchard with fruit trees and a vineyard.

Another area of the garden has a variety of mature trees and parking area as well as a hard surface tennis court which is in need of some restoration.

These gardens adjoin open countryside.

### Material Information\_

Additional information not previously mentioned

- Mains electric and water.
  - Oil fired central heating to the majority of rooms.
  - Private Drainage.
  - Flooding in the last 5 years or not. No.
  - Broadband and Mobile signal or coverage in the area.
- Council tax band G

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](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)





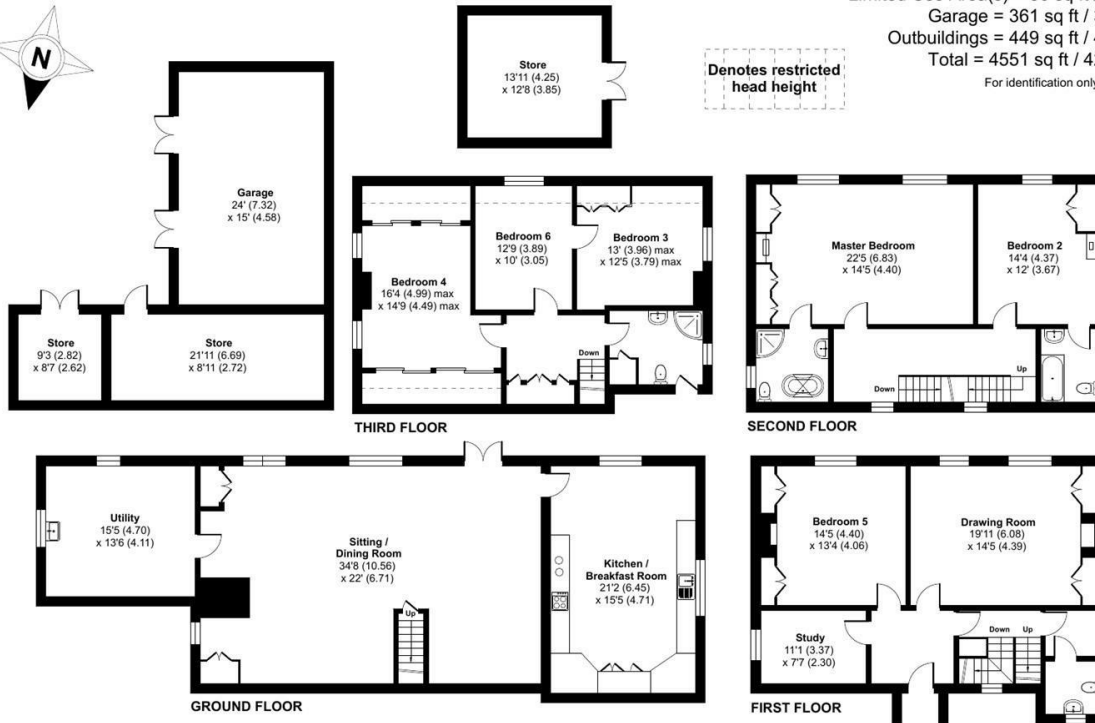




## Old Rectory, Seaborough, Beaminster, DT8

Approximate Area = 3655 sq ft / 339.5 sq m  
 Limited Use Area(s) = 86 sq ft / 7.9 sq m  
 Garage = 361 sq ft / 33.5 sq m  
 Outbuildings = 449 sq ft / 41.7 sq m  
 Total = 4551 sq ft / 422.6 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). © nrichcom 2026. Produced for Mayfair Town & Country. REF: 1457265



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.
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