

Symonds
& Sampson

6

Church Street, Beaminster, Dorset,



6

Church Street
Beaminster
Dorset
DT8 3AZ

Stunning period three storey town house situated in the heart of Beaminster believed to date back to 1760 being sold with No onward chain.



- Grade II listed character property
 - Former tea room and bakery
- Stunning first floor sitting room
 - Wood burning stove
- Stylishly renovated throughout
 - Town centre location
- Beautifully presented accommodation
 - No onward chain

Guide Price **£350,000**

Freehold

Beaminster Sales
01308 863100

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INTRODUCTION

A beautifully presented Grade II listed period home, tucked away close to the heart of the sought-after market town of Beaminster, offering deceptively spacious accommodation arranged over three floors together with a delightful private courtyard garden. First impressions of the property are immediately striking, with attractive natural stone elevations and an abundance of character throughout. Having undergone an extensive and sympathetic programme of renovation in recent years, the property now offers an exceptional blend of period charm and modern convenience, creating a home of considerable warmth and style.

Historically the property was formerly a tea room and bakery, which contributes greatly to the generous proportions found throughout the accommodation.

THE PROPERTY

The ground floor comprises an entrance hall with useful storage together with a superb reception room featuring a wood burning stove, charming window seat and bespoke alcove storage. Currently arranged as a dining room, this versatile space connects seamlessly to the kitchen via a traditional butler's hatch. The kitchen itself has been thoughtfully redesigned and fitted with an extensive range of quality wall and base units providing excellent storage and workspace.

Also situated on the ground floor is a cloakroom, formerly an external privy and now fully incorporated into the main accommodation. From here, a door leads directly out to the rear courtyard garden.

The first floor reveals the true heart of the home — a magnificent sitting room of particularly generous proportions, filled with natural light and rich in character features. Dual aspect windows create a bright and tranquil atmosphere, making this an exceptional living space. Also on this floor is a third bedroom/study together with a large storage cupboard. The family bathroom has been stylishly updated to a high standard with contemporary fittings.

On the second floor are two further bedrooms, both generous doubles, including an impressive principal bedroom benefitting from extensive built-in storage.

OUTSIDE

A door opens onto the sunny, walled courtyard garden with is arranged on various levels and offers a high degree of privacy.

SITUATION

Beaminster is a country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. 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. With many cultural events and activities for all age groups. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

DIRECTIONS

What3words:///date.weary.lectured

SERVICE

Mains water, electricity and drainage are connected.
Gas-fired central heating.

Broadband

Standard, superfast and ultrafast 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 - 01305 251010
Council Tax Band D.

MATERIAL INFORMATION

At the time of launching the property to the market there is a planning application for tree trimming works for No. 10 Church Street - Ref: P/TRC/2026/00809.

Photographs were taken in October 2025.



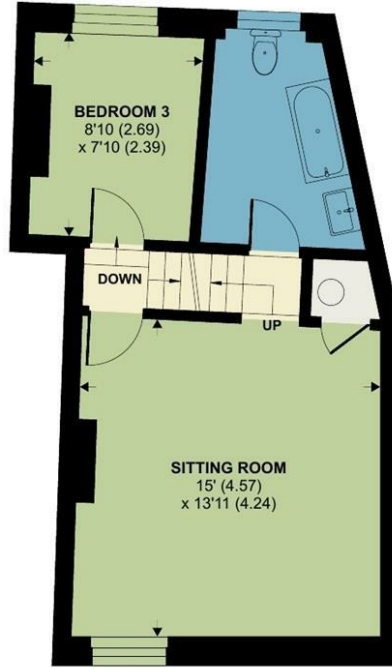
Church Street, Beaminster

Approximate Area = 1190 sq ft / 110.6 sq m

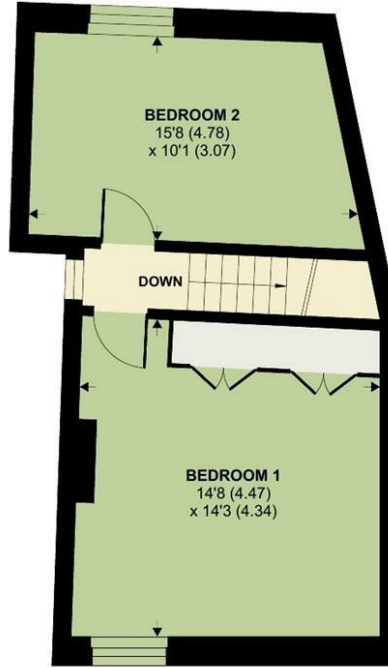
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1471432



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 (plus)	A		
81-101	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-40	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			



BEA/ME/3836/4.6.26 amended 24.7.26, 31.7.26



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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