

Symonds
& Sampson



Bryngwyn

54 Hogshill Street, Beaminster, Dorset

Bryngwyn

54 Hogshill Street
Beaminster
Dorset DT8 3AA

An individual ham stone house tucked away close to Beaminster town centre, offering spacious and energy-efficient accommodation.



- Hidden gem
- Spacious accommodation
- New solar PV roof panels
- Solar water heating panels
- Prime location
- Within easy walking distance to facilities

Guide Price **£795,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

Tucked away in a discreet position within the conservation area close to the heart of Beaminster, this individual ham stone house occupies a generous and beautifully landscaped setting that belies its convenient location. Built in 2010, the property successfully combines traditional materials and character with the comforts and efficiencies expected of a modern home. Recent improvements include solar PV panels with Tesla battery storage, complementing the original solar water heating system and enhancing the property's environmental credentials.

Offering well-balanced and versatile accommodation, the house is ideally suited to modern family living, with three reception rooms, four bedrooms and a superb garden studio providing excellent space for home working. The delightful gardens, mature planting and attractive outlook towards the surrounding hills create a peaceful and private environment, whilst remaining within easy reach of the town's amenities.

THE PROPERTY

Constructed of attractive hamstone in 2010, this substantial detached house has been thoughtfully designed to provide spacious and practical accommodation throughout. High-quality materials and craftsmanship are evident throughout the property, with features including oak joinery, underfloor heating to the ground floor and a comprehensive sprinkler system.

At the heart of the home is an impressive kitchen/breakfast room, fitted with bespoke solid wood cabinetry, complementary work surfaces and a walk-in larder. The vaulted breakfast area enjoys a triple aspect, creating a wonderfully light and airy space with attractive views across the gardens. Adjoining utility and boot room facilities provide valuable additional storage and day-to-day practicality.

The reception accommodation is particularly versatile, centred around an elegant dining hall that provides an excellent space for entertaining. The dual-aspect sitting room is a welcoming principal reception room, featuring oak flooring and a wood-burning stove set within a brick surround. A separate study offers a quiet workspace, ideal for those working from home.

The first floor continues the theme of generous proportions. The principal bedroom suite benefits from an en-suite shower room, while three further bedrooms provide flexible family accommodation. A well-appointed family bathroom serves the remaining bedrooms.

Throughout, the property offers a pleasing balance of character and contemporary convenience, complemented by its energy-efficient features and attractive garden setting.





OUTSIDE

The property is approached via a shared access from Hogshill Street leading to private gravel parking and a double garage with adjoining external utility area.

The gardens are a particular attraction and surround the house on both sides. To the front, a paved terrace adjoins the breakfast room, beyond which lies a lawn bordered by colourful flower beds, mature shrubs and a summer house. To the rear, extensive lawned gardens are interspersed with ornamental flowering trees, deep herbaceous borders and winding pathways creating a delightful and private setting. A fruit cage provides additional practicality.

Situated towards the end of the garden is a fully insulated garden



studio, ideally suited as a home office, hobby room or creative workspace.

The property enjoys an attractive outlook towards the surrounding countryside and hills beyond Beaminster, enhancing the sense of space and privacy despite its convenient location close to the town centre.

SITUATION - BEAMINSTER

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:///encloses.dollars.withdraw

SERVICES

Mains water, electricity and drainage.

Gas central heating.

Owned solar panels with a guarantee.

Broadband

Standard, superfast and ultrafast is available.



Mobile phone
There is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010
Tax Band F

MATERIAL INFORMATION

At the time of launching the property to the market our vendors have an access licence to the playing fields from Beaminster Town Council, this costs £10 and a new purchase would need to obtain a licence.

There will be a cost for any repairs to the shared driveway, at this time nothing has been set up.

Bryngwyn will have right of access up the shared drive with No. 52.
Also right of water and drainage down the shared driveway.

Photographs were taken in April 2024 and September 2026 ©
Symonds & Sampson.



Hogshill Street, Beaminster

Approximate Area = 1852 sq ft / 172 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 2185 sq ft / 202.9 sq m

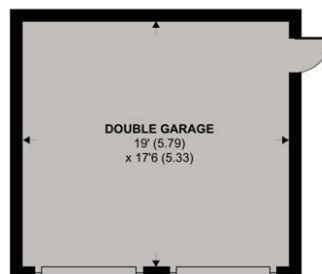
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1110095



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)	95	95
B (81-90)		
C (69-80)		
D (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/ME/3874/2.9.26



naea | propertymark
PROTECTED

www.
the
londonoffice.co.uk
40 ST JAMES'S PLACE SW1

01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

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.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT