



Symonds  
& Sampson

# Rose Cottage

South Perrott, Beaminster, Dorset

# Rose Cottage

South Perrott  
Beaminster  
Dorset DT8 3HU

A stunning Grade II listed 4-bedroom cottage brimming with character, featuring spacious interiors, charming period details, and a generous garden.



- Grade II listed period property
  - Beautifully presented
    - Modern kitchen
    - Modern bathrooms
  - Two reception rooms
    - Extensive garden
    - Good size plot
- Early viewing strongly advised

Guide Price **£525,000**

Freehold

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## INTRODUCTION

This stunning Grade II listed four bedroom cottage, originally three properties, offers spacious accommodation full of character. Rose Cottage features two generous reception rooms, two bathrooms, and four bedrooms, with charming details like inglenook fireplaces, exposed beams, stonework, and flagstone floors. The master bedroom boasts a vaulted ceiling and a freestanding wood burner, while bespoke touches include solid wood window seats. Outside, the large garden includes lawns, a raised terrace, and a solid wall clad in Douglas fir timbers. With parking for up to six cars and a large storage shed.

## ACCOMODATION

This charming property offers a seamless flow between its character-filled rooms. Enter through a canopy porch into the lobby, featuring a flagstone floor and bespoke solid wood window seat. The dining room showcases a stunning inglenook fireplace with a bread oven, exposed stonework, and reconstituted flagstone flooring, complemented by solid wood window seats and shutters. Adjacent is a shower room with a walk-in double shower, bowl sink on an oak shelf, and W.C. The sitting room boasts another inglenook fireplace with a large wood burner, exposed beams, and French-style doors opening to the garden.

The kitchen is fitted with solid oak units, wooden worktops,

a Belfast sink, and a Rangemaster oven with induction hob. A utility room with a stable door provides additional storage and appliance space. Upstairs are four bedrooms, including the impressive master with a vaulted ceiling, dual aspect, freestanding wood burner, and dressing room en-suite. The family bathroom features a clawfoot freestanding bath, shower cubicle, and modern fittings. Each room offers stunning views of the garden, completing this truly unique home.

## OUTSIDE

The property offers ample parking with a gravelled area at the front, which extends to accommodate up to six cars when the wooden gates are opened. A large storage shed provides additional practicality. The rear garden features a lawn stretching the length of the property, a raised terrace that serves as a delightful suntrap, and a raised bed beneath a wall clad in charming wavy-edged Douglas fir. An external oil-fired combi boiler is also located on the property.

## SERVICES

Mains water, electricity and drainage are connected.

Broadband

Standard and Superfast are all available for connection.

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

Mobile Phone

There is mobile coverage in the area, please refer to Ofcoms website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

## 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.

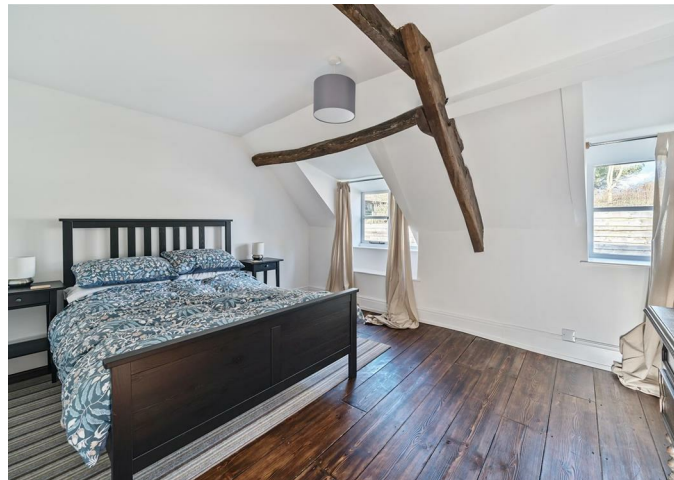
## DIRECTIONS

What3words ///materials.importers.apprehend

## LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band E



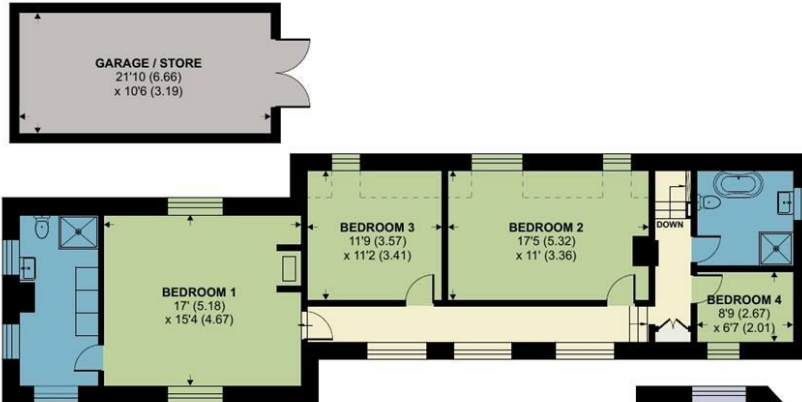


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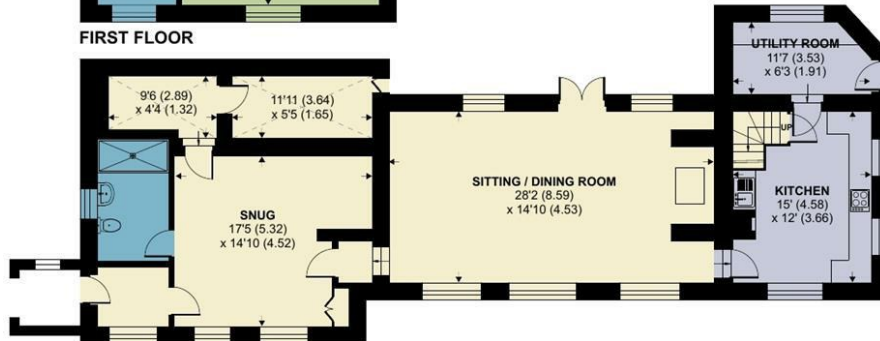
Approximate Area = 2188 sq ft / 203.2 sq m  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Garage = 229 sq ft / 21.2 sq m  
 Total = 2464 sq ft / 228.7 sq m

For identification only - Not to scale

Denotes restricted head height

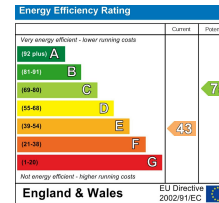


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1229646



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