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Francis Mews, Beaminster, Dorset

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Francis Mews
Beaminster
Dorset DT8 3FP

Spacious three bedroom detached home situated in the heart of Beaminster built by CG Fry & Son with remaining warranty.

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- Spacious accomodation
- Three bedrooms
- Built by C G Fry & Son
- High quality finish
- Good size garden
- Off road parking
- EV Charger
- NHBC warranty

Guide Price £545,000
Freehold

Beaminster Sales
01308 863100
beaminster@symondsandsampson.co.uk

INTRODUCTION

Situated in Beaminster's conservation area, this beautifully maintained detached residence, framed by attractive brick and stone elevations, offers a wonderful combination of character, modern comfort and versatile living space. The property enjoys a peaceful setting within the centre of this historical town. It is complemented by a stunning and enclosed garden, together with a fully insulated summerhouse/studio/home office. This home immediately creates a warm and welcoming impression, with its charming facade, landscaped frontage and ample off-road parking.

THE PROPERTY

The impressive kitchen/dining room is a light-filled space designed for modern living. Featuring an extensive range of shaker-style cabinetry, with ample storage and generous work surfaces, integrated AEG induction hob, Neff double oven and a super-efficient, ducted, NOVY cooker hood. There is a seamless flow from kitchen to dining area, creating an ideal environment for both everyday family life and entertaining.

A separate utility room provides additional storage, laundry facilities and practical access to the outside, helping to keep the main living areas quiet and uncluttered. There is a hall with cloakroom and doors to kitchen and sitting room.

The double-aspect sitting room enjoys natural light and views across the rear garden. It benefits from French doors opening directly onto the patio, creating an effortless connection between indoor and outdoor living. Thoughtfully arranged and beautifully decorated, this is a wonderful space for relaxation throughout the year.

Upstairs is a family bathroom and three bedrooms. One bedroom, currently used as a dressing room, has a range of bespoke wardrobes, drawers and deep shelving, providing valuable and ample storage. The main bedroom also enjoys bespoke fitted wardrobes, as well as an en-suite with walk-in shower. The third bedroom benefits from views over Beaminster's conservation area.

OUTSIDE

The landscaped rear garden provides a delightful private setting with established planting, mature shrubs, attractive borders, and a paved terrace ideal for al fresco dining and entertaining. The garden has been carefully designed to create an easy maintenance, colourful and tranquil outdoor retreat. There is a fully insulated summerhouse/studio/office, with power and lighting, creating the perfect place to create, relax, or work from home.

Exterior to the house and garden are two allocated parking spaces and a private EV Charger.

SITUATION

Beaminster is a small country town in Dorset's Area of Outstanding Natural Beauty. It has a thriving community, a good selection of shops, restaurants, and pubs and super-fast broadband is available. World Heritage Site, the Jurassic Coast, is a short drive away, and Crewkerne (6 miles) offers a main line railway service to London (Waterloo).

DIRECTIONS

What3words///testers.spill.trending

SERVICES

All mains services are connected. Gas-fired central heating.
EV charger.

Broadband
Standard, superfast and ultra-fast are available.

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

LOCAL AUTHORITY

Dorset Council - 01305 251010
Council Tax Band E.

MATERIAL INFORMATION

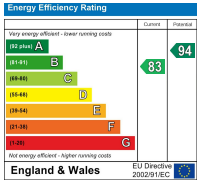
At the time of launching the property to the market there is an annual service charge of £540.00.

GTH Taunton are the managing agents for the shared freehold of Francis Mews Private Road and Courtyards.

Francis Mews, Hogshill Street, Beaminster

Approximate Area = 1038 sq ft / 96.4 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 1111 sq ft / 103.1 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 Symonds & Sampson. REF: 1508904



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