

Symonds  
& Sampson



59

East Street, Beaminster, Dorset

# 59

East Street  
Beaminster  
Dorset DT8 3DT

Character cottage situated within walking distance of  
Beaminster town centre.



- Three double bedrooms
- Spacious reception room
- Kitchen with dining space
  - Flagstone floors
- Walking distance of town centre
  - Gas central heating
  - No onward chain

Guide Price **£325,000**

Freehold

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## INTRODUCTION

A delightful double fronted home which combines period character with comfortable, practical living. The property feels light and well balanced, with attractive proportions throughout. With a relaxed, low maintenance garden, making it ideally suited to those looking for a manageable character home close to the heart of Beaminster.

## THE PROPERTY

The property offers well-proportioned accommodation arranged over two floors. The ground floor includes a spacious sitting room featuring flagstone flooring and a gas fire, creating an attractive focal point. The kitchen is fitted with shaker-style wall and base units and a range of integrated appliances, with the added benefit of a practical utility room and ground-floor WC.

To the first floor are three bedrooms, including two doubles and a further single, along with a family bathroom fitted with a modern white suite.

## OUTSIDE

To the rear is a good size, walled low-maintenance garden featuring a gravelled area and a sun terrace, providing an ideal space for outdoor dining during the summer months.

## 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 ///yachting.respond.scans

## SERVICES

Mains gas, electricity, water and drainage.  
Gas central heating.

Standard, superfast and ultrafast broadband are available.  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone coverage  
There is mobile 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 C

## MATERIAL INFORMATION

At the time of launching the property to the market there were no planning applications which we believe to be affecting the property.

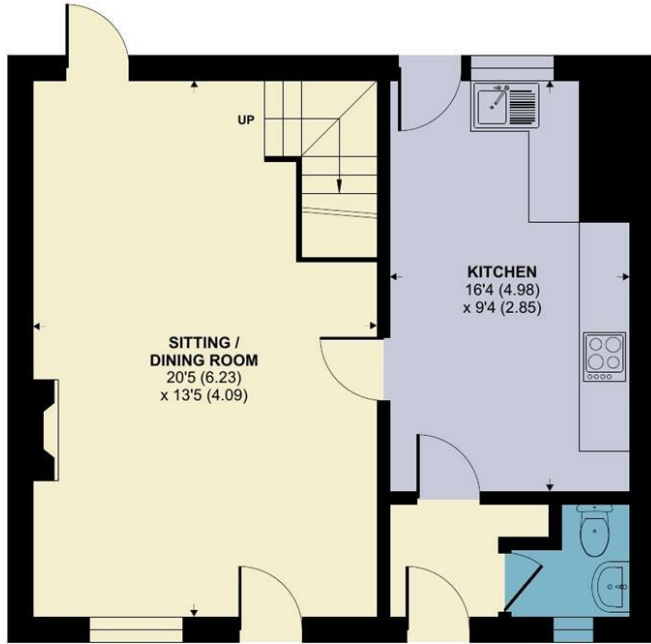
<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>



# East Street, Beaminster

Approximate Area = 972 sq ft / 90.3 sq m

For identification only - Not to scale

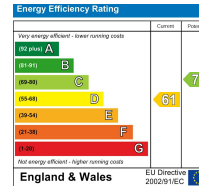


GROUND FLOOR



FIRST 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: 1423800



BEA/ME/3798/10.3.26



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