

35

Hogshill Street, Beaminster, Dorset

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Hogshill Street
Beaminster
Dorset DT8 3AG

A fine and spacious three bedroom, two reception room, two bathroom townhouse lying in the heart of Beaminster within the conservation area.



- Spacious 3 storey townhouse
- Views over Beaminster and St Marys Church
 - Private courtyard garden
 - Benefit of a large garage
- Very useful outbuildings and studio
- A short walk to Beaminster Square

Guide Price **£530,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

A delightful cottage offering an attractive blend of traditional character and modern convenience. Constructed of natural stone beneath a tiled roof, the property enjoys a central position within the town and benefits from a garage together with an enclosed, low-maintenance courtyard garden.

THE PROPERTY

This attractive period home combines characterful features with comfortable modern living, arranged over three floors and enjoying a variety of individual architectural details.

The ground floor opens into a generous dining room with oak flooring, and stairs rising to the upper floors. From here, the modern kitchen is fitted with wooden cabinetry beneath a white quartz worktop, complemented by a single electric AGA 60 and space for additional appliances. A useful walk-in larder provides excellent storage and houses the wall-mounted gas-fired boiler.

On the first floor, the impressive sitting room provides a particularly striking feature in the form of a Gothic-style, four-pane hamstone mullion window, while a Juliette balcony overlooks the rear courtyard. A feature fireplace with a log burner adds further character to this welcoming reception space.

Also on this level is a double bedroom, family shower room and a very useful storage cupboard.

The second floor provides two further bedrooms, including one with an attractive stained-glass 'Trinity' window. The other bedroom enjoys lovely views across the town towards St Mary's Church. A further shower room with white suite completes the accommodation.

OUTSIDE

The enclosed rear garden has been thoughtfully designed into a charming paved courtyard style. Natural stone walling surrounds the garden, adding to its character and providing a private and attractive outdoor space.

A rear door provides direct access into the garage, while the garden also features a timber and stone-built studio with power, lighting, water and a Velux window, making it an excellent space for hobbies, working from home or creative pursuits.

There are also two additional outbuildings, both benefiting from power and lighting.

The large garage has an electric roller door and direct access into the garden, providing excellent secure parking and useful storage.

The garden and its associated buildings offer a particularly versatile outdoor space and need to be seen to be fully appreciated.

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///toast.includes.unspoiled

SERVICES

Services

All mains services are connected. The gas boiler services the heating and hot water.

Broadband

Standard, superfast and Ultrafast are 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

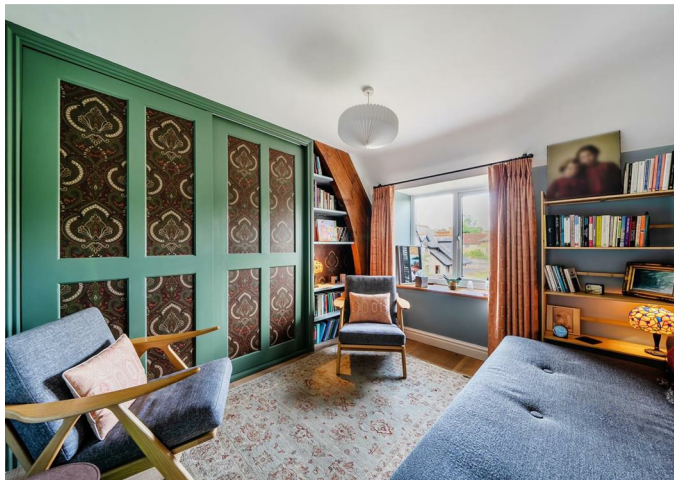
Tax Band - D

MATERIAL INFORMATION

At the time of launching the property to the market the title does contain covenants and the property has two small sections of flying freehold. There is a right of way to the front and rear, along with a maintenance cost for the driveway.

There are covenants in place on this property, please contact us for more information.

Photographs taken August 2026 © Symonds & Sampson.





Denotes restricted
head height

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Approximate Area = 1365 sq ft / 127 sq m (includes garage)

Limited Use Area(s) = 74 sq ft / 7 sq m

Outbuilding = 234 sq ft / 22 sq m

Total = 1673 sq ft / 156 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		36
(55-68) D		
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC



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