

51

Fleet Street, Beaminster, Dorset

51

Fleet Street
Beaminster
Dorset DT8 3EH

A Characterful Dorset Cottage Offering Exciting Potential
situated in the Heart of Beaminster with no onward chain



- Charming three-bedroom Grade II listed period cottage
 - Situated in the heart of Beaminster town centre
 - Two reception rooms
 - Wealth of character features throughout
 - Excellent opportunity for modernisation and improvement
 - Kitchen with direct garden access
 - No onward chain

Guide Price **£250,000**

Freehold

Private Treaty

Beaminster Sales
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INTRODUCTION

Situated within the heart of Beaminster's historic town centre, this charming three-bedroom Grade II listed period cottage presents a wonderful opportunity to create a beautifully personalised home. Offered to the market with no onward chain, the property combines characterful accommodation, generous living space and a delightful garden, all within easy reach of the town's excellent amenities.

Constructed of attractive natural stone beneath a tiled roof, the cottage immediately appeals with its traditional façade and timeless Dorset character. Internally, the property retains many charming period features including exposed stonework, timber beams and impressive fireplaces, creating a warm and inviting atmosphere throughout.

THE PROPERTY

The ground floor offers two reception rooms, providing flexible and versatile living accommodation. The principal sitting room centres around an attractive inglenook-style fireplace with wood-burning stove, creating a cosy focal point and enhancing the cottage's traditional feel. A separate dining room enjoys further exposed stonework and fireplace, offering an ideal space for family dining or entertaining.

To the rear, the kitchen overlooks the garden and offers excellent potential for updating and redesign, with direct access outside. The accommodation overall would now benefit from a programme of modernisation, presenting purchasers with an exciting opportunity to enhance and add value while preserving the cottage's inherent charm and character.

Upstairs, the property provides three bedrooms alongside two bathroom facilities, offering practical accommodation for family living, guests or home working.

OUTSIDE

A particularly appealing feature is the rear garden, which enjoys a surprisingly private and mature setting. Rich with established planting, trees and shrubs, the garden offers enormous potential to create a beautiful outdoor retreat, with space for entertaining, gardening and relaxation. Outbuildings and storage further enhance the practicality of the outside space.

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

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SERVICES

Mains water, electricity and drainage are connected. Gas-fired central heating.

Broadband

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

Mobile Phone

There is mobile phone 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 D.



| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - over-saving costs | |
| A | |
| B | |
| C | |
| D | |
| E | |
| F | |
| G | |
| Not energy efficient - over-paying costs | |
| England & Wales | EU Directive 2002/91/EC |

Fleet Street, Beaminster

Approximate Area = 1086 sq ft / 100.8 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: 1463332



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