



5

South Dibberford Farm, Beaminster, Dorset

5

South Dibberford Farm Beaminster Dorset DT8 3HD

A charming semi-detached period home set in a peaceful rural position on the edge of Beaminster. Surrounded by attractive gardens, a mature copse and open countryside.



- Semi-detached period home
 - Peaceful rural setting
 - Mature gardens & copse
 - Wood-burning stove
 - Garage & private parking
 - Copse with potential (SSTP)

Guide Price **£375,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

The Old Dairy is a semi-detached period home set within the rural surroundings of South Dibberford Farm, just outside Beaminster. Offering well-proportioned accommodation, attractive gardens and a mature copse, the property enjoys a peaceful countryside setting while remaining within easy reach of local amenities. The copse offers potential for future use or development, subject to the necessary planning consents.

THE PROPERTY

The Old Dairy is an attractive semi-detached period home offering well-balanced accommodation, with character features throughout and views over its gardens and surrounding countryside.

The entrance hall provides access to the principal accommodation. The large sitting room is a particularly appealing space, centred around an impressive stone fireplace incorporating a wood-burning stove and log store, creating an attractive focal point. The adjoining dining room provides an ideal setting for both everyday family life and entertaining.

The kitchen is well-equipped with a range of fitted cupboards and drawers, together with a sink unit, double oven, hob with extractor and a useful larder cupboard, offering practical and functional workspace.

The accommodation includes two generously proportioned double bedrooms, both enjoying an outlook over the rear gardens. Bedroom One is served by the family bathroom, while Bedroom Two benefits from built-in wardrobes and its own en-suite shower room, providing flexibility for guests or multi-generational living.

Throughout the property there is a sense of space and light, with the principal rooms enjoying pleasant views across the gardens and adjoining farmland. The accommodation has been well maintained and offers an excellent opportunity for a purchaser wishing to enjoy a peaceful rural setting, whilst also presenting scope for cosmetic updating to suit individual tastes if desired.



OUTSIDE

The property is approached via a shared access leading to a large single garage, private parking area for several vehicles and the gardens.

The front garden is enclosed by attractive stone walls with lawns and well-stocked flower and shrub borders. To the rear, the gardens adjoins open farmland and includes a gravelled terrace accessed by French doors from the sitting room. This garden has established planting, creating an attractive outdoor space.

Beyond the main gardens is a mature copse with established trees adjoining the parking area. Subject to the necessary planning consents, this area may offer potential for future development.

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).

DIRECTION

What3words ///talker.suffice.scaffold

SERVICES

Mains water and electricity are connected.
Shared septic tank. Electric room heaters.

Broadband
Standard broadband is available.



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

LOCAL AUTHORITY

Dorset Council - 01305 251010
Council Tax Band: E

MATERIAL INFORMATION

At the time of launching the property to the market a public right of way crosses the copse between the main road and the adjoining field via a stile. The vendors advise that it is very rarely used in practice, and there is an informal arrangement with neighbouring residents allowing access to the field for walking and exercising dogs.

A new roof was installed in August of 2025 and a new front door in February 2026.

Annual Service Charge: £234.62 (January 2026), contributing towards the maintenance of communal areas and the shared septic tank. (South Dibberford Farm Services).

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

There is a former cowstall in the grounds which is Grade II Listed.

Photos taken : April 2025 and August 2026





South Dibberford Farm, Beaminster

Approximate Area = 1188 sq ft / 110.4 sq m

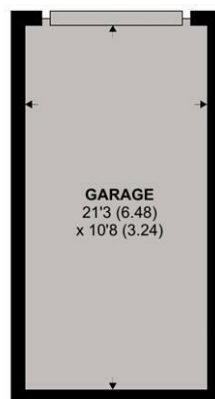
Garage = 226 sq ft / 20.9 sq m

Total = 1414 sq ft / 131.3 sq m

For identification only - Not to scale



GROUND FLOOR

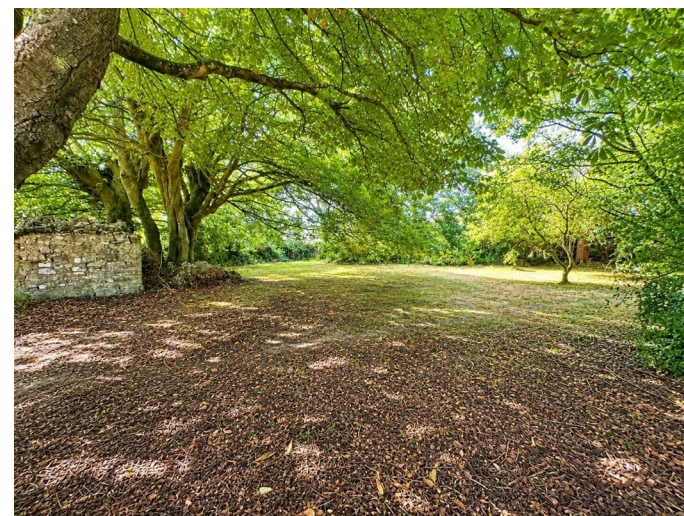


GARAGE
21'3 (6.48)
x 10'8 (3.24)

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: 1502644



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(91-100) A		
(81-90) B		
(69-80) C		
(55-68) D		
(46-54) E		
(35-45) F		
(21-34) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



BEA/ME/3861/10.8.26



01308 863100

beaminster@symondsandsampson.co.uk
Symonds & Sampson LLP
36, Hogshill Street,
Beaminster, Dorset DT8 3AA



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT