



## DOVE COTTAGE ST MARY WELL STREET

Beaminster, DT8 3BB

Price Guide £425,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Dove Cottage on St Mary Well Street is a delightful property. This Grade 2 listed terraced cottage is believed to date from the 19th century and boasts character and warmth, offering two inviting reception rooms perfect for entertaining guests or simply relaxing with loved ones. With three cosy bedrooms there is ample space for a growing family or visiting friends.

The property's age adds to its appeal, exuding a sense of history and tradition that is hard to find. Imagine enjoying a cup of tea in the quaint living room or preparing meals in the kitchen. The cottage's layout provides a sense of intimacy and comfort, making it a special place to reside.

Located in a picturesque town, Dove Cottage offers not just a home, but a lifestyle. Explore the local shops, cafes, and countryside walks right at your doorstep. With its perfect blend of modern amenities and historic charm, this property is a rare find that is sure to capture the hearts of those seeking a quintessentially British living experience.

## Situation

The local area\*

6.0 x miles – Bridport

6.2 x miles – Crewkerne

7.4 x miles – Jurassic Coast

All distances are approximate and sourced from Google Maps

## The local area

Beaminster is a charming small town situated in the midst of an Area of Outstanding Natural Beauty. There are many facilities in the town, which include a good range of shops including a Co Op supermarket, church, post office (with banking facilities), library, two schools, health centres, dentist, other professional services and many social and sporting activities including golf at Bridport. Mainline rail services (London - Waterloo) are available from Crewkerne and Dorchester. Bus service with First Bus to Bridport, Crewkerne and Yeovil. Towns within easy driving distance include the County Town of Dorchester, Bridport, Lyme Regis and Crewkerne.

## Local Authority

Dorset Council Tax Band: D

Tenure: Freehold

EPC Rating:



# PROPERTY DESCRIPTION

## Entrance Lobby

Stone floor

## Sitting Room

Window to front aspect, stone fireplace, Parquet woodblock flooring, large under stairs storage cupboard, double French doors opening through to Dining Room.

## Dining Room

Stairs rising to first floor, cupboards to one wall, double French doors opening to kitchen, access to rear garden, doors to Utility Store Cupboard (housing the gas fired boiler). Stone tiled floor.

## Kitchen

Range of floor mounted oak units, space for cooker and fridge-freezer.

## Cloakroom

Ground floor cloakroom with WC

## Bedroom One

Double, window to front and exposed floorboards.

## Bedroom Two

Double, window to front and exposed floorboards.

## Bedroom Three

Single room, window to rear.

## Bathroom

White suite comprising low level WC, wash hand basin, panelled bath. Window to rear.

## Gardens

Outside there is a private enclosed and terraced rear garden with shrub borders a section of lawn and a timber outbuilding currently used for storage.

## Material Information\_

Additional information not previously mentioned

- Mains electric, gas and water.
- Gas fired central heating.
- Mains drainage.
- Broadband and Mobile signal or coverage in the area.

Council Tax Band D

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

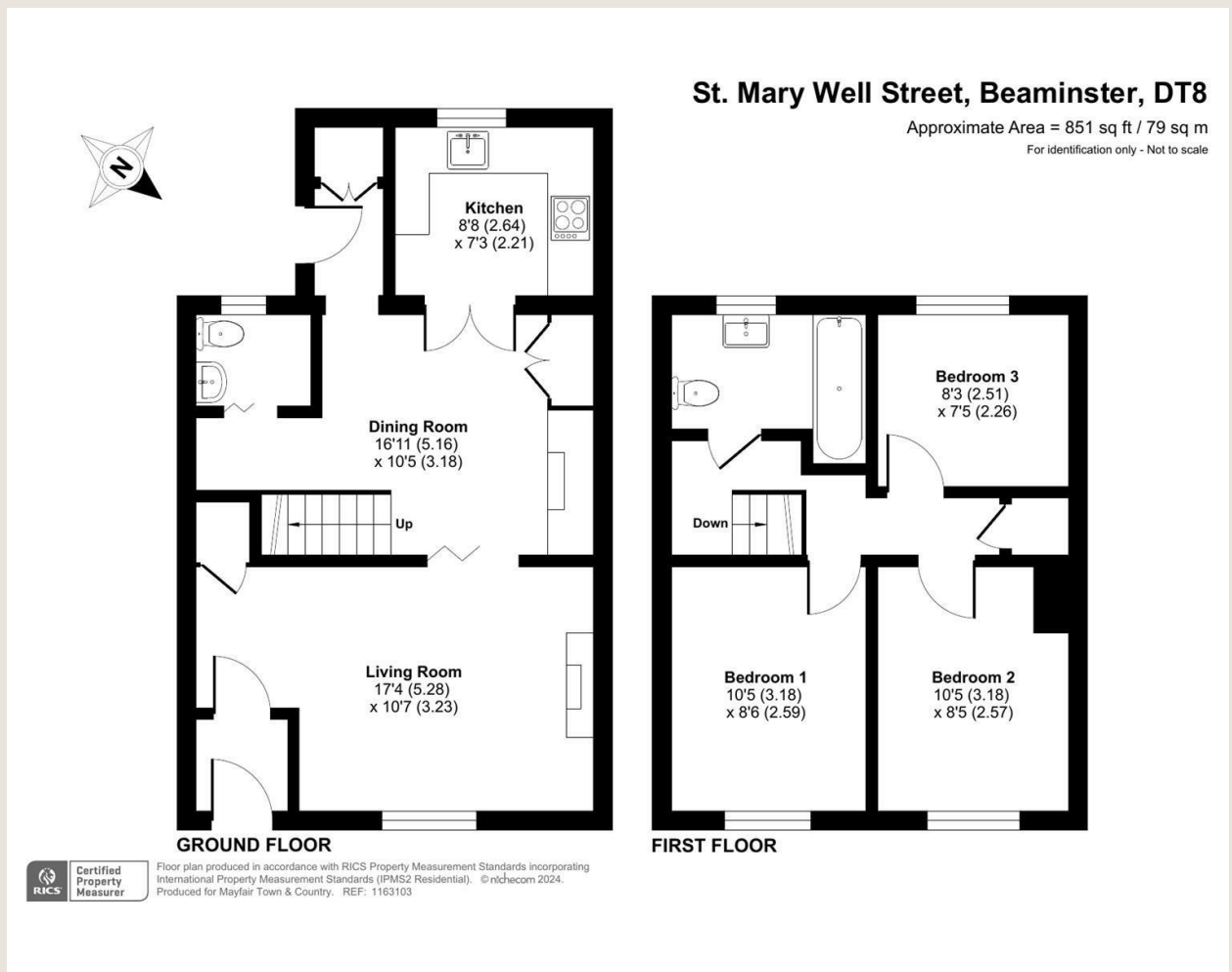
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Flood Information:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

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**IMPORTANT NOTICE**

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

