



9

Half Acre Lane, Beaminster, Dorset

9

Half Acre Lane Beaminster Dorset DT8 3DJ

A desirable property with spacious accommodation, perfect for a family, with a beautiful garden, off street parking and great views.



- 5 bedrooms including stunning loft bedroom
 - 3 reception rooms
- Great order throughout
- Landscaped gardens
- Town and country views
 - Parking
- Semi detached

Guide Price **£425,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



INTRODUCTION

Residing in a quiet, no through lane, close to the edge of town, this attractive family home offers excellent internal space arranged across three floors. In great order throughout, the property features three reception rooms, two of which benefit from wood burners, while the garden room enjoys modern underfloor heating. The landscaped garden is a real standout feature. Conveniently located close to facilities including a primary school and grocery shop.

THE PROPERTY

Built originally in the 1950's, it has been regularly updated but still has many character features including an original parquet floor. The main reception room flows into the second reception room to the rear which then flows on into the modern garden room with expansive views over the enclosed garden. The kitchen has a comprehensive range of wall and floor units. Beyond the kitchen is a utility space and cloakroom. On the first floor are 4 good size bedrooms including a main bedroom with en-suite. Moving up to the second floor, you will find a wonderful additional bedroom presently used as an office. This room has far reaching views across the rooftops. The property benefits from gas central heating throughout.

OUTSIDE

To the front there is parking for three cars and a pretty

flower border. To the rear is a stunning landscaped garden designed by the present vendor. A path meanders through colourful borders of shrubs and herbaceous perennials leading to a circular patio providing an excellent space for outdoor dining. The path continues to another seating area, great for watching the sun set. The Victorian style greenhouse and growing area, with power and lighting, lead along the bottom of the garden to a large garden shed, also with power and lighting and onto the hot tub area. The secluded garden lodge, providing shade on summer days, create a relaxing area next to the hot tub and with the wall lights, it's magical at night. The lawn is surrounded by borders giving you colour throughout the year, with more seating areas and a bespoke garden store.

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: [///juggler.relaxing.insisting](https://www.what3words.com/#!/juggler.relaxing.insisting)

SERVICES

Mains electricity, gas, water and drainage.

Broadband - Ultrafast are generally available in the area. Fibre broadband to the house
<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 - Tel: 01305 251010

Tax Band - C

MATERIAL INFORMATION

There is a Right of Way for both vehicles and pedestrians providing access to the property over the lane according to the title plan.



Half Acre Lane, Beaminster

Approximate Area = 1750 sq ft / 162.5 sq m
 Limited Use Area(s) = 121 sq ft / 11.2 sq m
 Total = 1871 sq ft / 173.7 sq m

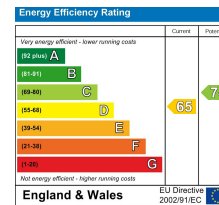
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1392887



BEA/18/12/25/CC-C/3778 amended 24.4.26



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: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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