



35 CLAY LANE

Beaminster, DT8 3BX

Price Guide £300,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

A beautifully refurbished two-bedroom stone cottage situated in an elevated position on the edge of Beaminster, enjoying far-reaching views across the stunning West Dorset countryside. Originally built in 1852, this charming former workers' cottage combines traditional features with modern comforts, creating a characterful and welcoming home.

The accommodation includes a welcoming sitting room with log burner, fitted kitchen, dining room, two double bedrooms and a family bathroom with a utility room and loft room. Outside, a south-facing courtyard garden provides an attractive space for entertaining while taking in the surrounding rural views.

Ideally located with walking distance to Beaminster's shops, cafes and pubs, and within easy reach of the Jurassic Coast. Martock Cottage offers an excellent opportunity to enjoy village living in one of Dorset's most desirable locations.

Situation

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.

The local area

The local area* 6.4 x miles - Bridport 7 x miles - Crewkerne 7.9 x miles - Jurassic Coast

Local Authority

Dorset Council Council Tax Band: C
Tenure: Freehold
EPC Rating: E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		50	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PROPERTY DESCRIPTION

Kitchen

10'11" × 10'4" (3.35 × 3.17)

With a window to the front aspect. A fitted shaker style kitchen comprising wall and base units, drawers and granite work surfaces over. Belfast sink, Integrated dishwasher, gas hob, electric over, extractor fan over and tiling to all splash prone areas. Wall mounted gas central heating boiler. Space for fridge/freezer, under stairs storage cupboard and stairs rising to the first floor. Open into:

Sitting/Dining Room

13'8" × 11'6" (4.17 × 3.51)

With dual aspect windows to the side and rear and French doors opening out into the garden. Radiator and spotlights.

Snug

11'5" × 10'4" (3.50 × 3.15)

With a window to the front aspect, storage cupboards, radiator, spotlights and a woodburning stove.

Bathroom

With dual aspect windows to the side and rear. Suite comprising heritage style bath with rainfall shower, low level WC, wash hand basin, heated towel radiator and tiling to all splash prone areas.

Utility

Space for washing machine, tumble dryer and a storage cupboard.

Landing

With a window to the rear aspect and stairs rising to the second floor.

Bedroom One

11'2" × 10'9" (3.42 × 3.29)

With a window to the front aspect, built in wardrobe, storage cupboard and a radiator.

Bedroom Two

11'2" × 7'7" (3.42 × 2.32)

With a window to the front aspect, radiator and a built in wardrobe.

Loft Room

20'0" × 10'3" (6.10 × 3.13)

With a window to the side aspect, restricted head height.

Outside

The rear garden is enclosed, low maintenance, raised flower beds, central paved seating area, store room and a glass wall with views across countryside.

Agents Note

Council Tax Band - C. Mains water, drainage, gas and electricity. The boiler was installed in December 2017 and last serviced in March 2025. The property experienced flooding due to the Council not clearing the gullies, the Council are now regularly clearing the gullies and they have not experienced any flooding since. The sellers building insurance was subject to high excess due to the flooding. New windows and door installed in 2017. New flat roof installed in 2021. The electrics were last tested in 2020.

Material Information_

Additional information not previously mentioned

- Mains electric, gas and water
- Water metered.
- Gas central heating
- Flooding in the last 5 years -once due to blocked drains in highway.
- 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 Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

Clay Lane, Beaminster

Approximate Area = 877 sq ft / 81.4 sq m (exclude store)

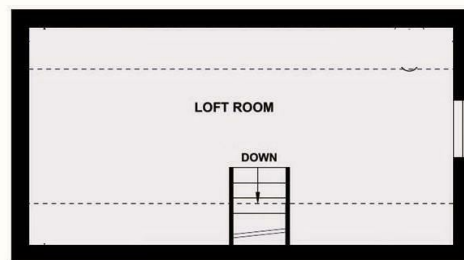
Limited Use Area(s) = 78 sq ft / 7.2 sq m

Total = 955 sq ft / 88.6 sq m

For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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

01308 862606

beaminster@mayfairproperties.net

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)

