



Symonds  
& Sampson

2c

Newtown, Beaminster, Dorset

# 2c

Newtown  
Beaminster  
Dorset DT8 3EW

2006 built stone faced thatched cottage with double garage and views over Beaminster recreation field.



- Stone cottage with thatched roof.
  - Enclosed rear garden
- Two bathrooms (including en-suite)
  - Open views to the front
  - Ground floor cloakroom
    - Chain free
    - Fry built home
  - Short walk into town

Guide Price **£550,000**

Freehold

Beaminster Sales  
01308 863100

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## INTRODUCTION

An appealing end-terrace home offering adaptable accommodation arranged to suit modern living, with a balance of practical space and comfortable surroundings.

## THE PROPERTY

This attractive cottage combines character with practical modern living, offering four bedrooms, two bathrooms and a ground floor cloakroom.

Constructed in natural stone with a thatched roof, the property has a distinctive appearance and occupies a pleasant position with an open outlook to the front. Internally, the accommodation is well-presented throughout, with a light and neutral décor that enhances the sense of space.

A spacious kitchen/dining room forms the heart of the home, fitted with a range of wall and base units, integrated cooking appliances and generous work surfaces. There is ample space for a dining table, with multiple windows allowing for plenty of natural light, creating a sociable environment suited to both everyday living and entertaining. The sitting room is well-proportioned and comfortable, featuring a fireplace and French doors opening onto the garden. This provides a pleasant connection between indoor and outdoor space.

The first floor offers four bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a bath and overhead shower.

The layout provides flexibility for family living, guest accommodation or home working.

## OUTSIDE

The garden offers a well-balanced outdoor space, mainly laid to lawn with a paved area suitable for seating and day-to-day use.

To the rear is a detached double garage with electric doors, providing secure parking or storage. There is also additional parking space directly in front of the garage, enhancing practicality.

## SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. 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. There is an annual music festival as well as an arts festival and the surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo).

## DIRECTIONS

What3words:///cuff.wage.potential

## SERVICES

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

### Broadband

Standard, Superfast and Ultrafast are available for connection.  
<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 E.

## MATERIAL INFORMATION

At the time of launching the property to the market our Client has confirmed that any rights, covenants or restrictions have not affected the way that the owner has lived or used the property.

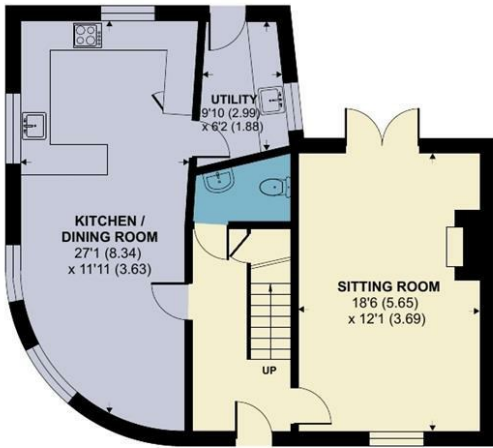


# Newtown, Beaminster

Approximate Area = 1396 sq ft / 129.6 sq m  
 Garage = 389 sq ft / 36.1 sq m  
 Total = 1785 sq ft / 165.7 sq m  
 For identification only - Not to scale



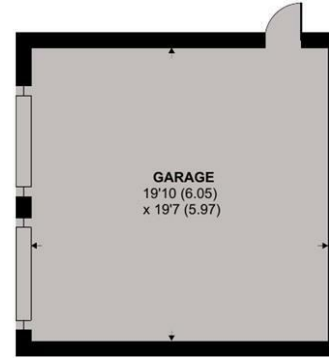
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



GARAGE  
19'10 (6.05)  
x 19'7 (5.97)

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: 1441196



BEA/JL/3813/23.4.26



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