



8

Bridport Road, Beaminster, Dorset

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Bridport Road  
Beaminster  
Dorset DT8 3LU

A four bedroom cottage located within walking distance of Beaminster town centre with a self-contained Annex.



- Link -detached House
  - Four bedrooms
  - Two bedroom annexe
  - Three reception rooms
- Rear garden with summerhouse
  - Double garage
- Walking distance of town centre

Guide Price £750,000

Freehold

Private Treaty

Beaminster Sales  
01308 863100

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## DWELLING

An extended four bedroom, three reception room character property originally a coach house and stables which has numerous period features throughout yet is not listed and offers all the comforts of modern living. The Annexe which is across the central courtyard from the main house is presently a very successful holiday let offering two bedrooms, a fully fitted kitchen with AGA and a sitting room overlooking the garden. With gas central heating and double glazing throughout.

## INTERNAL

There are two spacious reception rooms on the front aspect with access through the kitchen. The modern kitchen comes fully kitted with an AGA and a variety of integrated appliances. There is a separate utility room opposite. Off a hallway is access to the sun room/garden room with view looking over the garden and a wood burning stove.

Upstairs are two double bedrooms and two single bedrooms along with a modern bathroom and en-suite.

The separate annexe offers a sizeable sitting room with kitchen, bathroom and two bedrooms with French doors opening out into the main houses gardens.

## OUTSIDE

The garden is a joy, with a very classical feel and some beautiful features it has a great deal to offer. A paviour path leads off the raised terrace through the garden with its lawns, flowers, shrubs

and eventually over a small bridge where, to the rear of the garden, is a cabin hidden away. Presently used as the vendors potting shed it could be used for a number of different options.

There is parking in front of the house and a double garage with electric up and over door, power, light and outside tap.

## SERVICES

Services

All mains services are connected.

Local Authority

Dorset Council - 01305 251010.

Council Tax Band E.

Broadband - Standard, superfast and Ultrafast are available.

Mobile network coverage: limited indoors and likely outdoors from most service providers. Source Ofcom.org.uk

## PROPERTY INFORMATION

Planning

We are not aware of any planning applications in the postcode area that affects the property.

Source - Dorset Council.

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

\*Agents note.

There is a very small patch of ground set to the rear side of the property which it is believed to be owned by the council but maintained, by choice, by the vendor.

## DIRECTIONS

From our Beaminster office turn left and proceed through the Square and continue on the A3066 towards Bridport. Continue past the turning to Maiden Newton/Dorchester and just past where the road narrows this property will be found on the right-hand side.

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## 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. There is also an annual music festival. The surrounding countryside and superb Jurassic 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 a main line railway service to London (Waterloo).



# Bridport Road, Beaminster

Approximate Area = 2275 sq ft / 211.3 sq m

Garage = 306 sq ft / 28.4 sq m

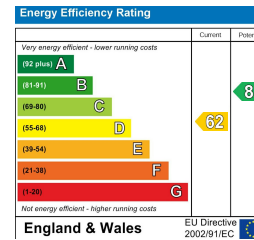
Annexe = 576 sq ft / 53.5 sq m

Total = 3157 sq ft / 293.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1197394



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