

Symonds  
& Sampson



# Martock Cottage

35 Clay Lane, Beaminster, Dorset



# Martock Cottage

35 Clay Lane  
Beaminster  
Dorset DT8 3BX

A double fronted semi-detached two bed period cottage within easy reach of excellent town facilities. Country views can be enjoyed directly from the garden which looks out across adjoining fields.



- Immaculate cottage
- Beautifully renovated
- 2 double bedrooms
- 2 reception rooms
- Low maintenance garden
- Country views overlooking fields
- No onward chain

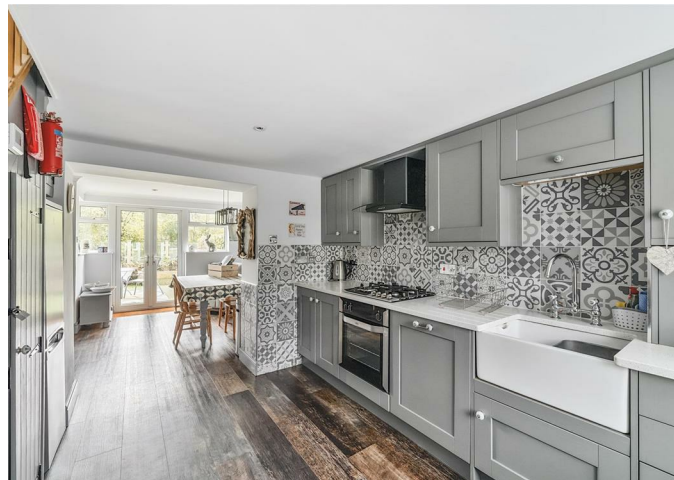
Guide Price £318,000

Freehold

Private Treaty

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## DWELLING

Situated in a prime location, this semi-detached cottage was renovated by the present owner to create a classic yet contemporary property. Internally the accommodation is open plan with the further benefit of a snug. The delightful bathroom is a real showpiece. Upstairs there are two double bedrooms. Country views can be enjoyed directly from the property with the garden adjoining fields.

## ACCOMMODATION

Internally the cottage is open plan with an impressive shaker style kitchen with a comprehensive range of units complimented by the decorative tiling. The units are topped in granite with a Belfast sink. Integrated items include a dishwasher, electric oven and a gas hob with extraction fan over. This room flows into a dining area with space for seating overlooking the garden and beyond. For quieter moments there is a cosy snug with a wood burner as its central feature. The bathroom is fully tiled with a heritage style bath, W.C. and basin. Over the bath is a rainfall shower with glass shower screen.

Upstairs are two bedrooms, a great double and a super twin. Both rooms have built-in storage and enjoy country views.

## OUTSIDE

There is unrestricted on street parking to the front with steps down to the property. To the rear is an enclosed garden with a central terrace, perfect for alfresco dining. Raised beds are planted up with colourful shrubs and flowers. The glass wall provides unrestricted view over the adjoining fields.

## SITUATION

Beaminster is a small West Dorset 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 with primary and secondary schools. 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).

## DIRECTIONS

What3words - trickles.erupted.cornfield

## SERVICES

Mains water, electricity and drainage are connected.

Broadband

Standard, superfast and ultra fast broadband are all available.

Mobile Phone

Indoor - Voice and Data

EE/Three/Vodafone - you are likely to receive limited coverage.

O2 Voice - you are likely to receive coverage. Data - you are likely to receive limited coverage.

Outdoor - Voice and Data

EE/Three/Vodafone/O2 - you are likely to receive coverage.

[checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## LOCAL AUTHORITY

Dorset Council - [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

This property was a Council Tax Band C. However it currently has a business rate of £2950.00

## MATERIAL INFORMATION

Flooding

Please note the property lies within a low/medium flood risk area from surface water. The property flooded in 2020 following road resurface work carried out by the local council which led to gulleys becoming blocked. This is the only flood event at the property and has not been an issue since. <https://check-long-term-flood-risk.service.gov.uk/risk#>

There are no current planning permissions in the this postcode that would effect the property which we have been made aware of. <https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

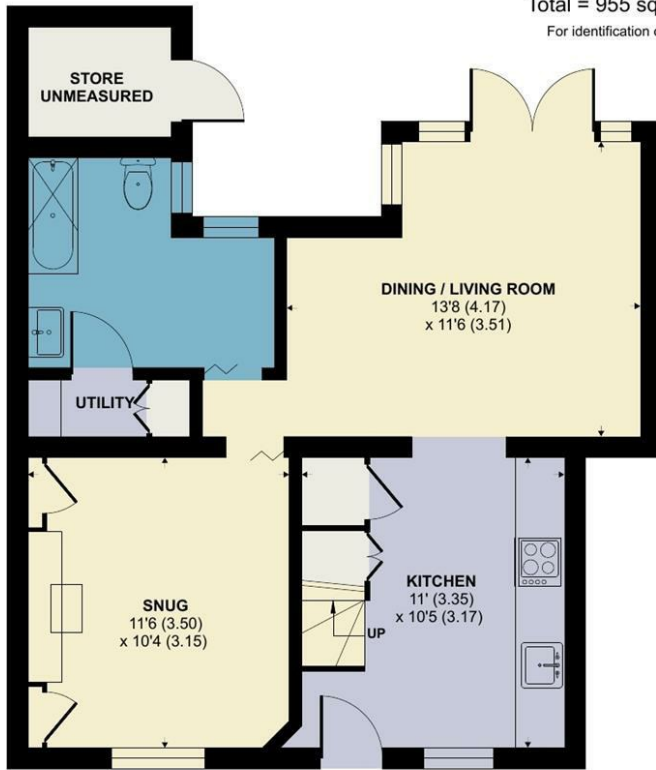
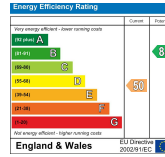
As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)



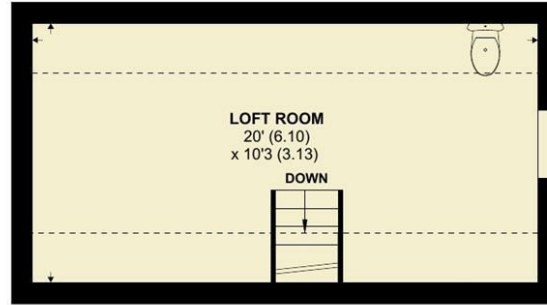


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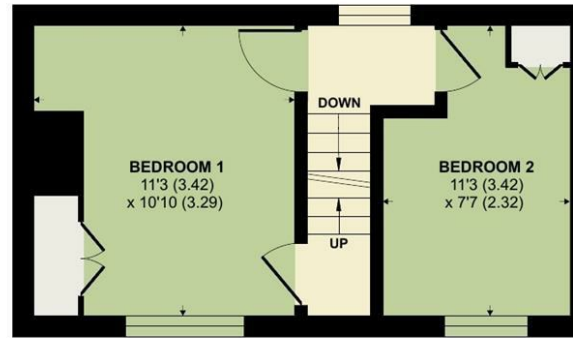
Approximate Area = 877 sq ft / 81.4 sq m (exclude store)  
 Limited Use Area(s) = 78 sq ft / 7.2 sq m  
 Total = 955 sq ft / 88.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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: 1207695



CC-C/3648/31.10.24 amended 16.1.25



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