



52 FLEET STREET
BEAMINSTER, WEST DORSET

JACKSON-STOPS 

**52 FLEET STREET
BEAMINSTER, DORSET, DT8 3EH**

A SUPERB GRADE II LISTED PERIOD PROPERTY,
TUCKED AWAY NEAR THE HEART OF BEAMINSTER
TOWN CENTRE, WITH CHARM AND ELEGANCE, A
DELIGHTFUL WALLED COURTYARD GARDEN, AND
OFF-STREET PARKING.



DISTANCES

BRIDPORT 6.5 MILES
JURASSIC COAST AT WEST BAY 7.8
MILES
CREWKERNE (MAINLINE RAIL
STATION TO LONDON WATERLOO)
7.1 MILES

ACCOMMODATION

- GROUND FLOOR
 - Entrance hall
 - Sitting room
 - Reception room
 - Kitchen / breakfast room
- FIRST FLOOR
 - Landing with study area
 - Principal bedroom
 - Bathroom
- SECOND FLOOR
 - Landing
 - Double bedroom
 - Bathroom

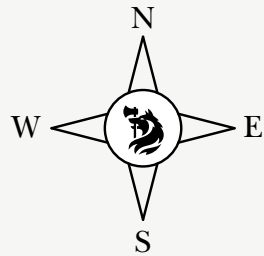
OUTSIDE

- Off-street parking
- Delightful walled courtyard garden

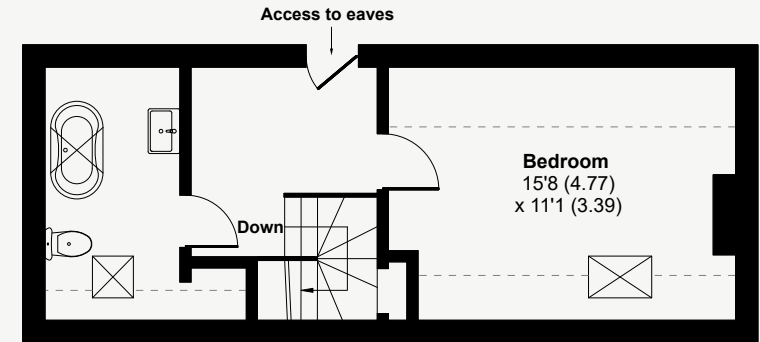
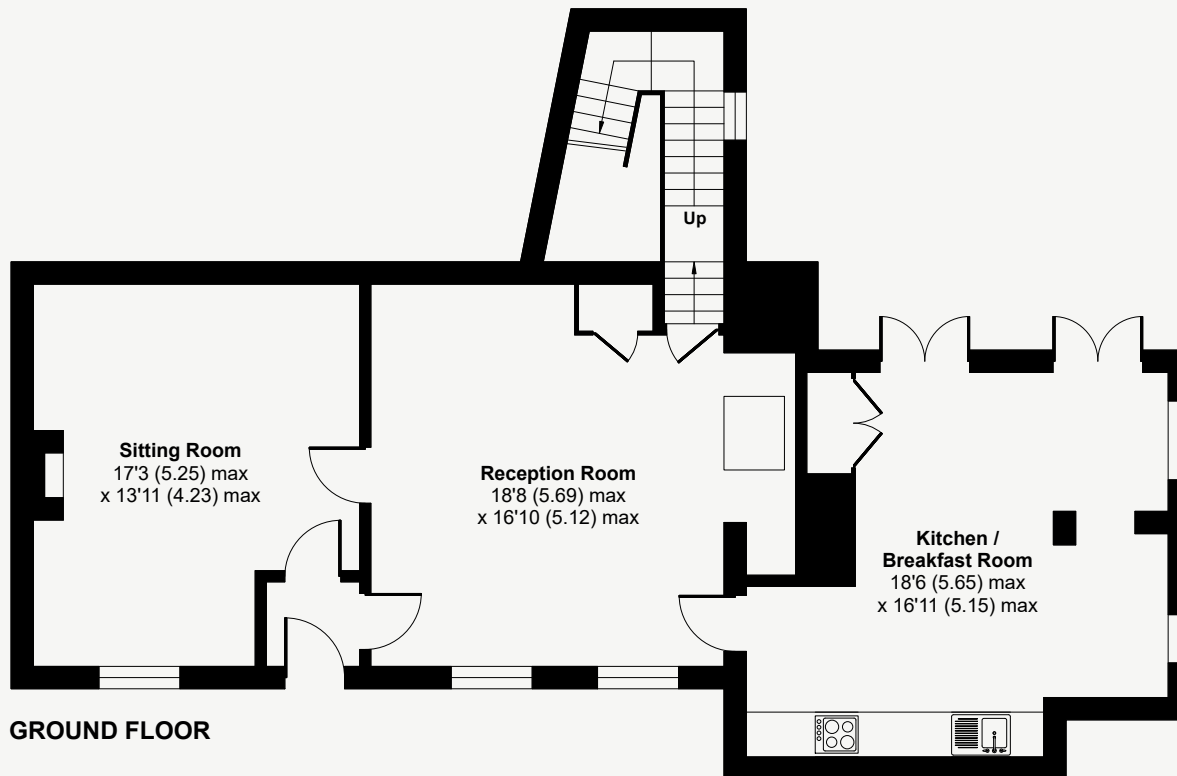
Fleet Street, Beaminster

Approximate Area = 1694 sq ft / 157.3 sq m
Including Limited Use Area(s) = 80 sq ft / 7.4 sq m
Total = 1774 sq ft / 164.7 sq m

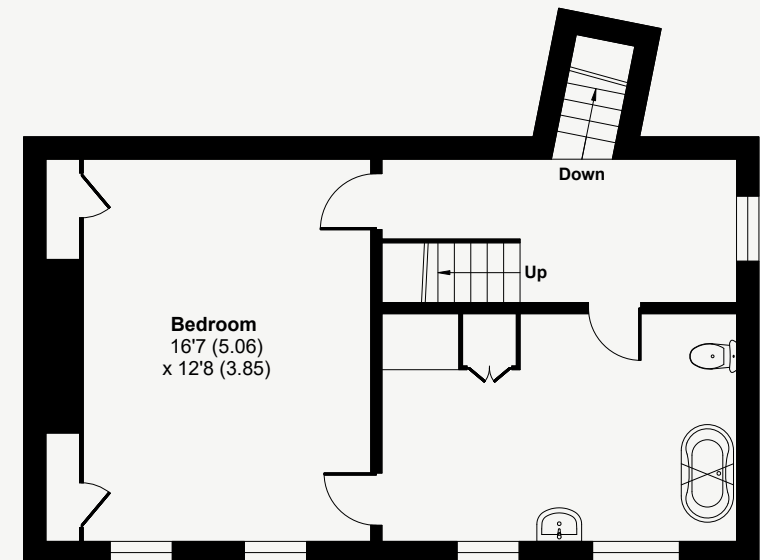
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Jackson-Stops. REF: 1458584



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THE PROPERTY

Number 52 Fleet Street is a superb Grade II listed period property, tucked away near the heart of Beaminster. This beautiful home offers two bedrooms, two reception rooms, a large open-plan kitchen, a delightful courtyard garden, and parking.

Set well back from the road, first glimpses of No. 52 are most impressive, with its attractive stone façade, original mullioned stone windows, and pitched slate roof.

On entering the property, there is an immediate sense of charm, space, and light. Believed to date back to the 1700s, the house has been beautifully maintained by the present owner and remains wonderfully unspoilt.

A small hall provides the ideal space for kicking off boots after a long country walk. This leads into a majestic reception room with a beautiful inglenook fireplace and bespoke wood-burning stove. Mullioned windows draw in plenty of natural light, while exposed wooden beams and oak flooring add to the property's character.

Alongside is a charming sitting room with a Hamstone fireplace. This versatile room could be used as a library, TV room, or snug. There is also a small cellar, ideal for food or wine storage.

The real surprise is the fabulous and sizeable open-plan kitchen and dining area, which is rare for a property of this age and type. There is plenty of room for a kitchen table, with direct access to the delightful courtyard garden.

A beautiful staircase, with its original balustrade, leads to a half landing and on to the first floor with an incredible principal bedroom and adjoining Jack and Jill bathroom. Subject to the necessary planning consent, there may also be scope to add another cloakroom on this floor. The main bedroom is a truly fabulous room, filled with natural light, while the bathroom is also a very good size, with built-in cupboards and space for a dressing table. The landing provides a perfect study area, quietly positioned away from the main reception rooms. The bathroom on this floor was previously a bedroom with a shower room where the study area now is, so subject to the necessary consents there would be scope to easily make three bedrooms. An oak staircase then leads to the second floor, which has been converted with flair and attention to detail, creating a guest bedroom and bathroom.





OUTSIDE

Outside, there is off-street parking to the front of the house, which is particularly valuable in Beaminster. To the rear is a delightful courtyard garden, enclosed by well-maintained walls and offering a wonderful sense of privacy. Cleverly landscaped and carefully nurtured by the present owner, the garden has the feel of an Italian villa, with a fig tree, olive trees, and plenty of places to sit and enjoy the tranquil setting.

While relaxing in the garden, it is easy to forget that you are only a five-minute walk from the centre of Beaminster, though the occasional seagull overhead reminds you that the coast is just 15 minutes away.

All in all, this is a truly wonderful property in an idyllic yet highly convenient location.

LOCATION

Beaminster is justifiably one of the most sought-after towns in the area. This vibrant, attractive town has an excellent range of facilities including a butcher, baker, post office, chemist, convenience stores, greengrocers, two doctors' surgeries, veterinary surgery, independent gift and tea shops, restaurants, public houses, hotel and leisure facilities. There is a wide variety of clubs and societies to choose from and Beaminster Festival, an annual event, hosts local and national artists, writers and musicians. Nestled in the countryside surrounded by hills, woodland and rolling pasture, much of it designated an Area of Outstanding Natural Beauty, it is a short walk to nearby footpaths and a vast network of routes.

The Georgian town of Bridport and the coast at West Bay are within 20 minutes' drive and Crewkerne with a main line railway service to London Waterloo is approximately 7 miles, both with a further range of facilities and supermarkets, including Waitrose.

SPORTING & RECREATION

West Dorset is a beautiful area and is well known for its sporting and leisure pursuits which include golf at Bridport and



Dorchester Came Down golf clubs. Horse racing at Bath, Wincanton, Salisbury and Taunton. Arts Centre in Bridport with theatres in Poole, Salisbury and Bath. The Dorset coastline has been recognised as a World Heritage site and is only a short distance away with its spectacular coastal path.

EDUCATION

Schools within catchment in the town include St Mary's C of E Primary School and Beaminster School secondary school. Colyton Grammar, a renowned state co-educational selective grammar school offers transport from Bridport. Private schools include preparatory schooling at Perrott Hill, Sherborne and Sunninghill in Dorchester. Public schools in the area include the Sherborne Schools, Bryanston, Canford, King's Taunton.

PROPERTY INFORMATION

SERVICES:

All mains services are connected. Gas fired central heating.

LOCAL AUTHORITIES:

Dorset Council. Telephone: 01305 251000

COUNCIL TAX:

Band D

TENURE:

Freehold with full vacant possession upon completion

VIEWINGS:

Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation by what3words: [///goodnight.coining.firms](https://www.what3words.com/#!/~///goodnight.coining.firms)

From Beaminster Square, take the turning to Fleet Street. Proceed for approx. 0.2 miles, and the driveway to 52 Fleet Street is on the right hand side, just after the property called Barton End.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BRIDPORT/DORCHESTER

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