

DOVE COTTAGE, 10 ST. MARY WELL STREET

BEAMINSTER, WEST DORSET

JACKSON-STOPS

DOVE COTTAGE
10 ST. MARY WELL STREET
BEAMINSTER, DORSET, DT8 3BB

A DECEPTIVELY SPACIOUS GRADE II LISTED PERIOD TERRACED COTTAGE WITH EXTENDED AND CHARACTERFUL ACCOMMODATION. THREE BEDROOMS, TWO RECEPTION ROOMS AND A GOOD SIZED GARDEN. CONVENIENTLY SITUATED CLOSE TO THE CENTRE OF BEAMINSTER



DISTANCES

BRIDPORT 6.4 MILES
JURASSIC COAST AT WEST BAY 7.7 MILES
CREWKERNE (MAINLINE RAIL STATION TO LONDON WATERLOO) 7.2 MILES
DORCHESTER 18.1 MILES

ACCOMMODATION

- The property is Grade II listed
- GROUND FLOOR
- Entrance hall
- Sitting room
- Dining room
- Kitchen
- Cloakroom
- FIRST FLOOR
- Landing
- Three double bedrooms
- Family bathroom

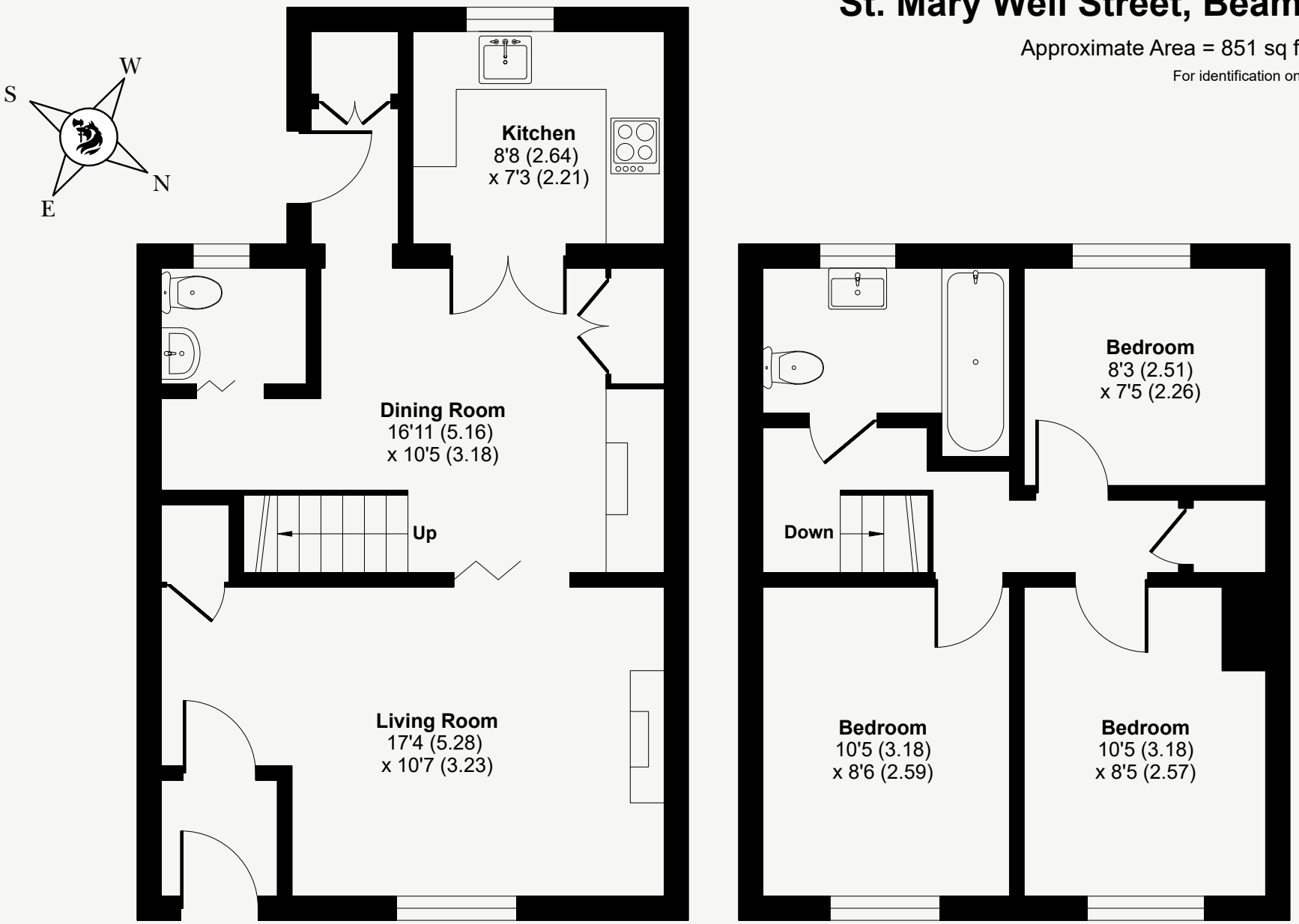
OUTSIDE

- Private enclosed terraced rear garden with lawn, borders & storage shed
- On street parking in St. Mary Well Street

St. Mary Well Street, Beaminster

Approximate Area = 851 sq ft / 79 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 2026. Produced for Jackson-Stops. REF: 1500539

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THE PROPERTY

Dove Cottage is an attractive Grade II-listed terraced home, brimming with character and enhanced by a practical single-storey rear extension. Ideally situated close to the centre of Beaminster, the property offers convenient access to the Jurassic Coast and the beautiful Dorset and Somerset countryside.

External steps lead to the front door and an entrance porch, which opens directly into the spacious sitting room. This welcoming reception space features vintage wooden parquet flooring, a large front-facing window with a window seat, a stone fireplace with space for an electric fire, and useful under-stairs storage.

Double doors connect the sitting room to a generous dining room, providing ample space for family meals and entertaining. A further set of double doors leads into the kitchen, which is fitted with oak wall and base units and wooden worktops, with limestone floors throughout the kitchen and dining room connecting the two spaces beautifully.

Beyond the dining room is a convenient downstairs cloakroom, a rear lobby with direct access to the garden, and a compact utility room with space and plumbing for appliances.

Upstairs, the property offers three double bedrooms, a family bathroom and an airing cupboard. The two principal bedrooms are positioned at the front and feature attractive exposed wooden floorboards, plenty of natural light and charming views across the surrounding cottages and town. The third double bedroom overlooks the rear garden towards St Mary's Church.

The family bathroom combines wooden panelling and tiled splashbacks and includes a bath with an overhead shower, washbasin, WC, heated towel rail and an attractive internal stained-glass window.















OUTSIDE

Outside, the rear garden is arranged over three levels and planted with an established variety of shrubs and plants. Steps from the back door lead to a gravelled courtyard and then to a level lawn. At the top of the garden is a good-sized timber outbuilding with a veranda, currently used for storage. The garden benefits from a wonderfully sunny aspect and a pleasing degree of privacy.
On-street parking is available at the front of the property along St Mary Well St.

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

AGENTS NOTE:
In 2022 there was found to be a Japanese Knott plant on the border with the neighbouring property. A treatment plan was put in place, and there has been no Japanese Knott in the garden since.

TENURE:
Freehold with full vacant possession upon completion

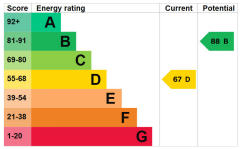
VIEWINGS:
Strictly by appointment with Jackson-Stops

DIRECTIONS:
Navigation by what3words: ///spotted.icons.indicated

From Beaminster Square, take the turning (to the side of the Co-op) into Church Street. Follow the road down and turn left into St. Mary Well Street. The property is a few doors down on theh right-hand side.







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.

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