

9 THE SQUARE

BEAMINSTER, WEST DORSET

JACKSON-STOPS

9 THE SQUARE
BEAMINSTER
DORSET, DT8 3AW

A RARE OPPORTUNITY TO ACQUIRE A FANTASTIC MIXED COMMERCIAL/RESIDENTIAL PROPERTY IN A PROMINENT POSITION ON THE SQUARE IN THE MOST POPULAR MARKET TOWN OF BEAMINSTER.



DISTANCES

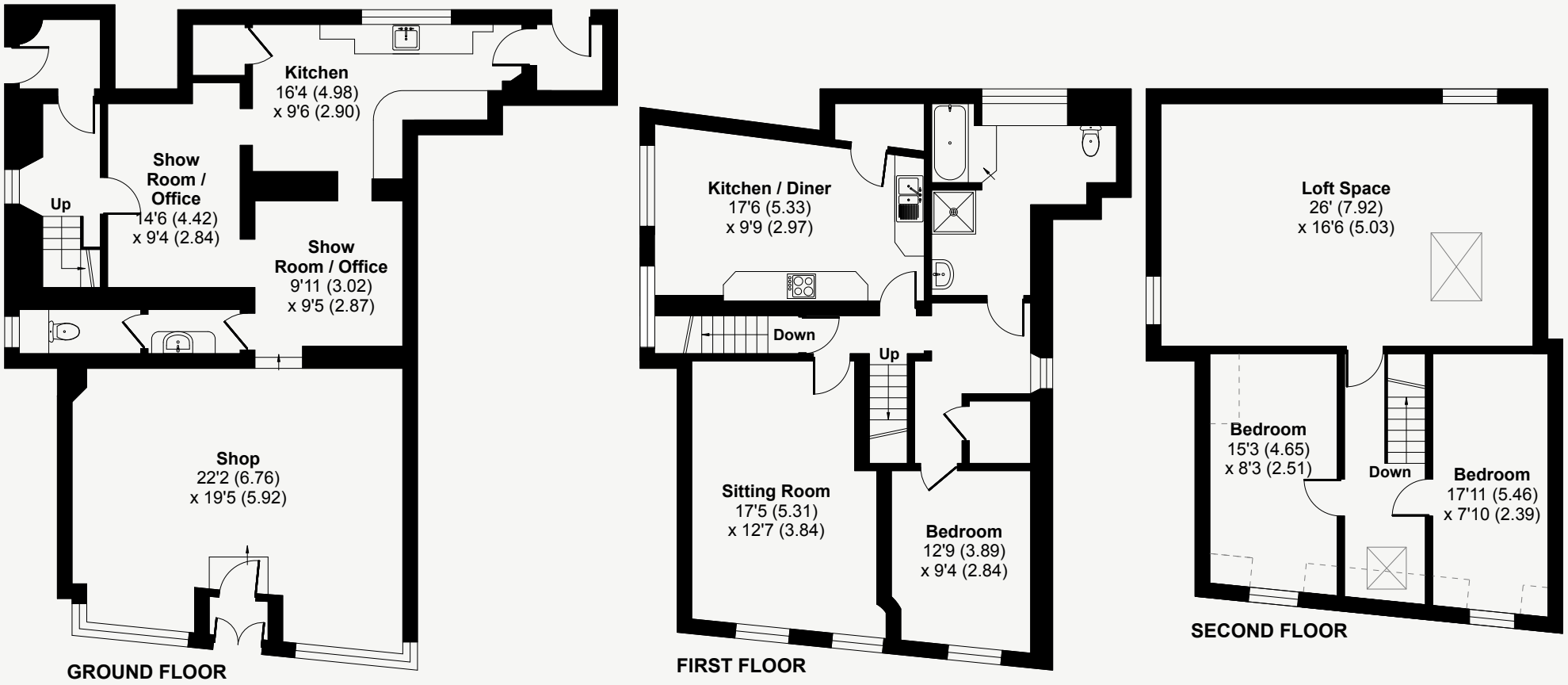
BRIDPORT 6 MILES
JURASSIC COAST AT WEST BAY 8 MILES
CREWKERNE (MAINLINE RAIL STATION TO LONDON WATERLOO) 7 MILES

ACCOMMODATION

- GROUND FLOOR/COMMERCIAL SPACE
- Front door leading into large showroom with double fronted windows onto The Square
- Showroom/office
- WC
- Large kitchen, leading to:
- Hallway
- Showroom/further office leading to:
- Hallway with stairs to first floor
- Entrance hall with external side door access to Fleet Street
- FIRST FLOOR/FLAT
- Entrance hall from Fleet Street with stairs leading to:
- Landing with stairs to second floor
- Large sitting room with views over The Square
- Kitchen/dining room
- Bedroom
- Large bath and shower room
- SECOND FLOOR/FLAT
- Landing
- Two bedrooms
- Large loft space accessed from door on 2nd floor landing

The Square, Beaminster

Approximate Area = 2723 sq ft / 253 sq m
Including Limited Use Area(s) = 42 sq ft / 4 sq m
Total = 2765 sq ft / 257 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
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THE PROPERTY

Situated in the heart of the most popular market town of Beaminster, number 9 The Square is a superb mixed commercial and residential property in arguably the most prominent position in the heart of the town.

Justifiably Grade II* listed of architectural and historical importance, anyone lucky enough to live in and around Beaminster will recognise this most striking building with its attractive façade and prominent position.

On first entering the property there is a real sense of charm, space and light with an exceptional ground floor showroom with original wooden beams. It is currently used by the present owners as a successful antiques showroom, but would suit many other purposes. The property, which has undergone a fastidious programme of works is now immaculately presented, offering hugely flexible space to suit most business/owner-occupier requirements. The showroom looks out over the most popular and bustling Square and is certainly in one of the most enviable positions. To the rear of the property are two further showrooms/offices, a large cloakroom and fantastic kitchen.

Separately accessed via a side door is superb living accommodation, with a large sitting room on the first floor with a central fireplace and looking out over the main Square. On this floor is also a large kitchen with a beautiful Tudor stone fireplace. There is a bedroom with views over The Square and also a large family bath/shower room. There are two further bedrooms on the second floor, which are both lovely and light and with views over the pretty church and countryside beyond.

All in all, this is a truly fantastic property offering a rare and exciting opportunity to either work from home or create a healthy private income.















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, hardware store, convenience stores, greengrocer, 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 include St Mary's C of E Primary School and Beaminster School a well-regarded 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
Mains electricity (3 phase), water & drainage. Electric heating.

LOCAL AUTHORITY
Dorset Council. Telephone: 01305 251000

TENURE
Freehold with full vacant possession upon completion

VIEWINGS
Strictly by appointment with Jackson-Stops

DIRECTIONS

The property is in the heart of Beaminster Square.

Navigation by what3words: ///flexed.examine.lilac





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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