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1 Hogshill Street, Beaminster, Dorset DT8 3AE

\*GUIDE PRICE £175,000+



A deceptively spacious and versatile four double bedroom (two en-suite), Grade II listed character cottage situated in the heart of the town centre of Beaminster.

### DESCRIPTION

A deceptively spacious and extremely versatile Grade II Listed character cottage situated in the heart of the quintessential town centre of Beaminster. The property offers an excellent and well equipped bespoke kitchen/dining room complete with range cooker, two reception rooms and four double bedrooms, two with en-suite bathroom suites and a rear patio/car parking area. The property has enjoyed a variety of uses in recent years including operating as a successful B&B, a traditional sweet shop and café/take-away before being restored in recent years to a sizeable family home suitable for multi-generation occupancy, a home with income potential and with some modest reconfiguration and subject to any requisite consents, for conversion into two apartments upon which interested parties must make and rely upon their own planning enquiries of West Dorset District Council planning department.

### LOCATION

Beaminster is a picturesque and thriving small town situated circa 5 miles from Bridport. This thriving community has a good selection of shops, restaurants and pubs, many of which are centred around the town square

conservation area which hosts an annual music/arts festival. Beaminster is surrounded by rolling countryside and in proximity of the superb Jurassic coastline which is designated a World Heritage Site. The larger towns of Bridport, Dorchester and Yeovil are readily commutable along with Crewkerne offering a main line railway service to London Waterloo.

### ACCOMMODATION

**Ground Floor** Entrance hall, kitchen/dining room, sitting room with feature fireplace, second reception room giving access to the rear of the property and utility room with WC.

**First Floor** Landing, bedroom one with views to the church and en-suite bathroom, half landing and steps down to bedroom two with en-suite bathroom, bedroom three with former en-suite which has been converted to a walk-in wardrobe/dressing area, bedroom four and a family bathroom.

**Outside** To the rear of the property is a small patio/parking area.

### EPC

Energy Efficiency Rating – D

### AUCTION VALUER

Wendy Alexander



### VIEWING

Strictly by appointment only with Palmer Snell Bridport 01308 422929. General enquiries Countrywide Property Auctions 01395 275691. To register for the online legal pack for this property please visit our website [www.countrywidepropertyauctions.co.uk](http://www.countrywidepropertyauctions.co.uk)