



30

Hoghill Street, Beaminster, Dorset,

30

Hogshill Street
Beaminster
Dorset
DT8 3AA

Charming period cottage situated in the heart of the town with enclosed garden and parking.



- Attractive three-bedroom period cottage
 - Generous sitting/dining room
 - Well-appointed kitchen
- Family bathroom and en-suite shower room
 - Delightful enclosed courtyard garden
 - Detached studio/outbuilding
 - Walking distance to local amenities
 - Unlisted

Guide Price **£410,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



THE PROPERTY

Situated in the heart of the sought-after market town of Beaminster, 30 Hogshill Street is an attractive three-bedroom period cottage offering character, practicality and modern convenience. Benefiting from off-street parking, a delightful enclosed courtyard garden and a useful detached studio, this unlisted freehold property presents an excellent opportunity for families, downsizers, second-home owners or those seeking a charming Dorset home within walking distance of local amenities.

The accommodation extends to approximately 1,002 sq ft (93 sq m), with an additional detached studio of approximately 89 sq ft (8.2 sq m), providing versatile space for home working, hobbies or storage.

ACCOMODATION

A large porch with plenty of space for coats and boots opens to the welcoming entrance hall which leads to a generously proportioned sitting and dining room, creating a wonderful space for both everyday living and entertaining. The room enjoys an abundance of natural light and offers ample space for both seating and dining areas. French doors open to the garden.

The well-appointed kitchen provides excellent storage including a walk-in larder and workspace

The first floor comprises three bedrooms and a family bathroom. The principal bedroom is a spacious double room with an en-suite shower room, while the second bedroom also offers comfortable

double accommodation. The third bedroom provides an ideal guest room, nursery or home office.

OUTSIDE

One of the property's most appealing features is its attractive enclosed courtyard garden. Beautifully landscaped with mature planting, climbing greenery and seating areas, the garden offers a private and peaceful setting for outdoor dining and relaxation.

Festoon lighting creates a wonderful atmosphere for summer evenings, while the enclosed nature of the garden provides a secure and low-maintenance outdoor space.

A detached studio/outbuilding offers valuable additional accommodation and could serve as a home office, artist's studio, workshop or garden room.

The property further benefits from off-street parking, a particularly valuable feature for a central Beaminster property.

SITUATION

Beaminster is a 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. Super-fast broadband is available. With many cultural events and activities for all age groups. The surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. Crewkerne which is 6 miles away has a main line railway service to London (Waterloo).

SERVICES

Mains water, electricity and drainage are connected. Gas-fired central heating.

There is mobile coverage in the area, please refer to Ofcom's website for more details.

<https://www.ofcom.org.uk/mobile-coverage-checker>

Standard, Superfast and ultrafast broadband is available. <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

DIRECTIONS

What3words ///remainder.dramatic.pulses

LOCAL AUTHORITY

Dorset Council - 01305 251010

Council Tax Band D

MATERIAL INFORMATION

At the time of launching the property to the market the property has a shared access drive.

Photographs were taken June 2026 © Symonds & Sampson.





Hoghill Street, Beaminster

Approximate Area = 1002 sq ft / 93 sq m

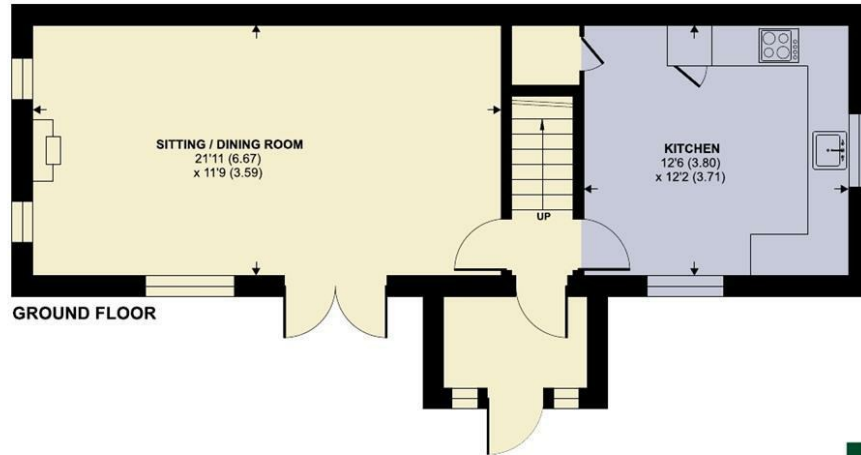
Outbuilding = 89 sq ft / 8.2 sq m

Total = 1091 sq ft / 101.2 sq m

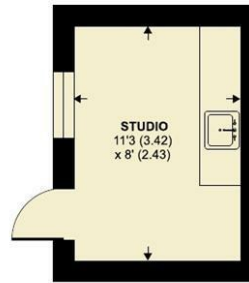
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1480920



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	78
		EU Directive 2002/91/EC	



BEA/ME/3842/24.6.26



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