



3, The Square







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Beaminstre, DT8 3AS

Bridport 6 miles. West Bay/The Coast 7 miles. Crewkerne 7 miles.

OPEN GUIDE: £550,000 - £600,000

Rare home and income/investment opportunity – A charming period house with apartment, commercial unit and garaging/parking in the heart of historic Beaminstre.

- Prime location in The Square
- 5/6 Bedrooms
- First floor apartment
- Large commercial unit/shop
- Small courtyard
- Substantial period house
- 2 Main reception rooms
- 2 Bedrooms, bathroom
- Garaging and parking
- Freehold. Council Tax Bands E and A. Business RV £7,800 (up to 100% relief available)

Guide Price £550,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



THE PROPERTY

3 The Square is a charming period house with apartment and commercial units/shop, occupying a prime location within The Square/Beaminster town centre. It is very historic, dating back to the 17th century, having attractive Ashlar stone walls under slate roofs, with traditional timber windows and is listed Grade 2, of architectural or historic importance. Over the long ownership the property has been subject to a whole number of alterations and improvements.

The House – Offering versatile and extensive accommodation arranged over three floors with numerous character features including old ship timbers, stripped pine doors, ornate cornices, large bay window to the living room, ornate fireplaces including marble, sash and stone mullion windows, window seats, panelled doors and large beamed inglenook fireplace.

There is gas-fired central heating. Well equipped kitchen with solid wood painted units, large island and gas Aga plus electric oven and 5-burner gas hob.

The Apartment – The accommodation is well proportioned and presented. It is separately metered and has its own gas-fired central heating system.

The Commercial Unit/Shop – Good sized and well-proportioned commercial unit/shop featuring a substantial bay window. There is potential to enlarge by knocking through into the dining room.

Lovely views are enjoyed over The Square, the town, to the church and the surrounding countryside.

The property also has the immense benefit of parking, extensive garaging and a small rear courtyard.

The property is unique and of a type which is rarely available on the open market. It will appeal to a whole range of buyers ie owner/occupier, home and income or as an investment.





OUTSIDE

The property has rear vehicular access off Hoghill Street/Francis Mews, parking area for 1-2 cars (subject to neighbouring rights of way).

Large integral garage/store/workshop and additional integral double garage with remote control door.

Small yard (again subject to a pedestrian right of way).

SITUATION

The property occupies a prime and high profile position in The Square, within the heart of the beautiful historic town of Beaminster. Beaminster Square is surrounded by Georgian/Victorian buildings and provides a focal point with excellent amenities. The immediate area is designated as being one of outstanding natural beauty (AONB) and the World Heritage coast, known as the Jurassic Coast, is only about 15 minutes' drive. Virtually on the doorstep are attractive riverside and country walks.

The thriving market town of Bridport is very nearby. There is a mainline rail service to London at Crewkerne and the regional centres of Dorchester and Yeovil are both within easy driving distance.

SERVICES

All mains services. Gas-fired central heating to both the house and the apartment (separate systems).

Broadband - Standard up to 18Mbps and Ultrafast up to 80Mbps.

Mobile phone service providers available are EE and Three for voice and data services inside and outside and O2 and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

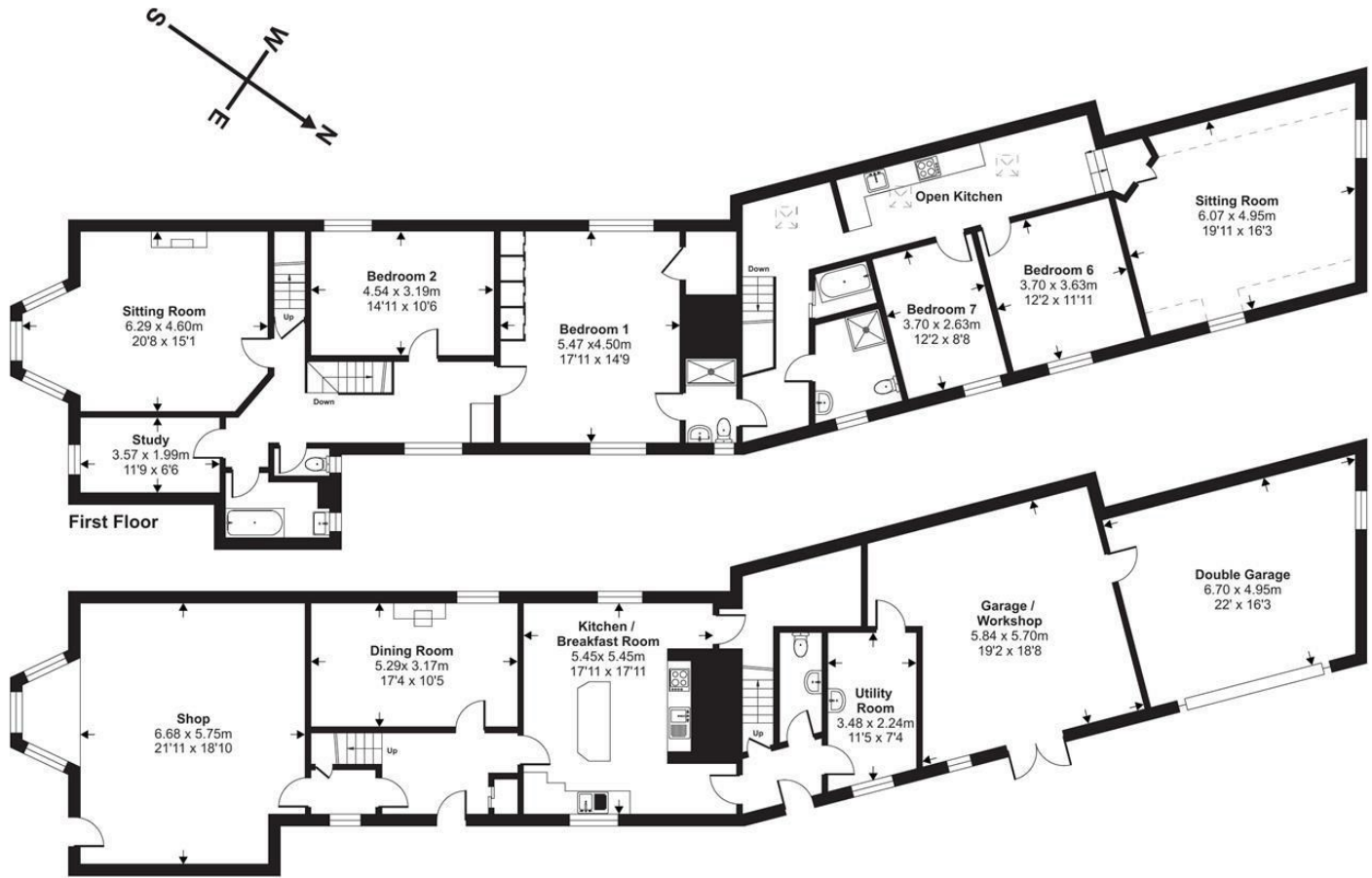
Strictly by appointment with Stags Bridport.

DIRECTIONS

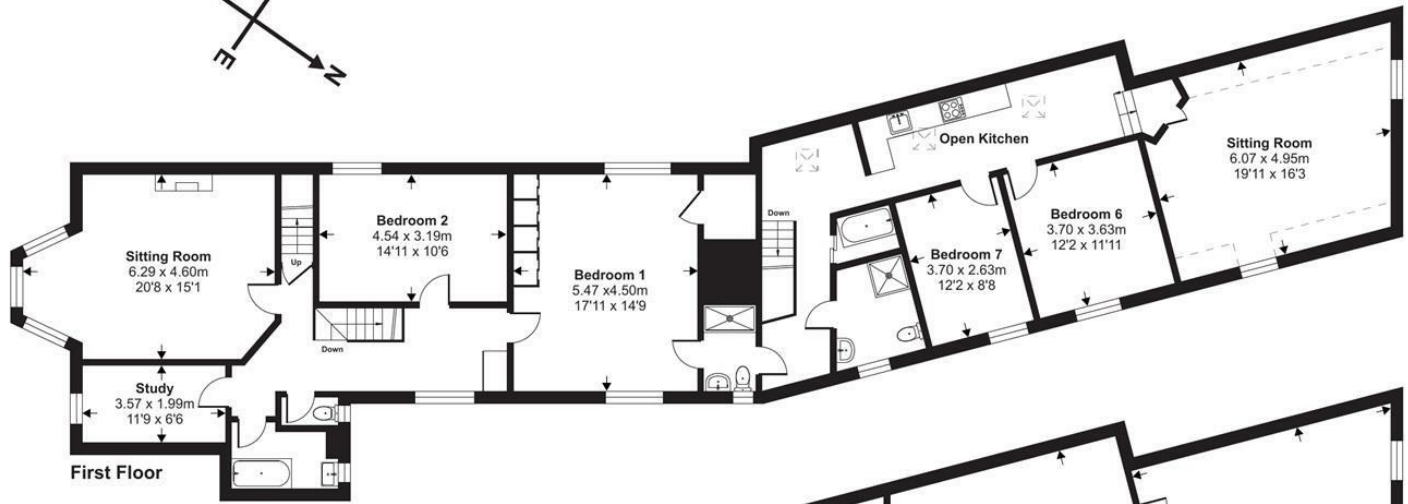
From Bridport join A3066 to Beaminster and to The Square.

What3Words: ///behind.recent.relishing

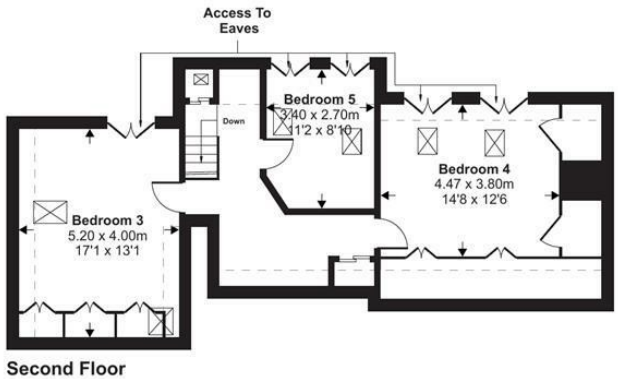
Approximate Area = 3991 sq ft / 370.7 sq m
Limited Use Area(s) = 226 sq ft / 20.9 sq m
Garage = 690 sq ft / 64.1 sq m
Total = 4907 sq ft / 455.7 sq m
For identification only - Not to scale



First Floor



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1483253



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



