



2, Brooklyns, Stoke Abbott, Beaminster, Dorset

A beautiful grade II listed 2 double bedroom period cottage, packed with character features throughout, located in a picturesque Dorset village.

Guide Price
£345,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**2, Brooklyns,
Stoke Abbott, Beaminster,
Dorset, DT8 3JR**

- Thatched cottage
- Good internal space
- Sitting room with inglenook fireplace
 - Village location
 - Garden
- No onward chain

Viewing strictly by appointment
Symonds & Sampson
01308 863100





A beautifully modernised double-fronted grade II listed cottage offering 2 bedrooms and a superb sitting room with a fine inglenook fireplace. The property has a contemporary bathroom suite and also has an elevated garden with country views. This property benefits from floor tiling on the ground floor, high quality electric heaters and the installation of a modern kitchen and bathroom. No onward chain

Accommodation

Thatched Storm Porch. Entrance door opening to the sitting room which is a lovely dual aspect room with a wonderful inglenook fireplace which features a wood burner. Opening to the kitchen. This room has been fitted with an attractive range of timber worktops with units having cream doors and antique door furniture. Ceramic sink with chrome mixer tap. Fitted appliances include a four-ring hob unit with oven under and cooker hood over. Deep timber breakfast bar enjoying an open aspect into the sitting room. Under stairs storage cupboard with a hot water cylinder.

First Floor
Landing with hatch to the roof space.
Bedroom 1 is a double room with a window seat and a

pleasant open aspect over the gardens. Bedroom 2 is another double room. Contemporary Bathroom Fitted white suite with the large bath having a shower over.

Outside

At the front of the property is a concrete area with steps leading to an attractive and secluded patio area with natural stone walling.

From here you can access the rear of the property which has a storage cupboard and also further steps lead to a lawned garden with a number of conifers and country views with an attractive street scene.

Situation

Stoke Abbott is a pretty country village approximately two miles from Beaminster and seven miles from Bridport surrounded by undulating countryside in an area designated as being of "outstanding natural beauty" The village comprises mainly character cottages and larger houses with only a few modern properties and we understand from West Dorset District Council that any future development will be carefully controlled. Amenities include a church, village hall and public house. The nearest town of Beaminster has a

fine range of shops, churches, a library, two schools, health centres, other professional services and many social organisations and sporting facilities.

Services

Mains water, electricity and drainage are connected.

Broadband:

Standard and superfast are generally available.

Mobile phone coverage:

O2 - you should only expect to receive a signal for voice indoors.

3/EE/Vodafone - you should not expect to receive a signal for voice or data indoors.

EE/3/Vodafone/O2 you should expect to receive a signal for data/enhanced data and voice outdoors.

Information from <https://www.ofcom.org.uk>

Property information

Flood risk:

very low risk of surface water flooding

very low risk of flooding from rivers and the sea

Planning:

There are no nearby planning applications that we believe will impact this property.

Details of which can be found via:
<https://planning.dorsetcouncil.gov.uk>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

Local authority

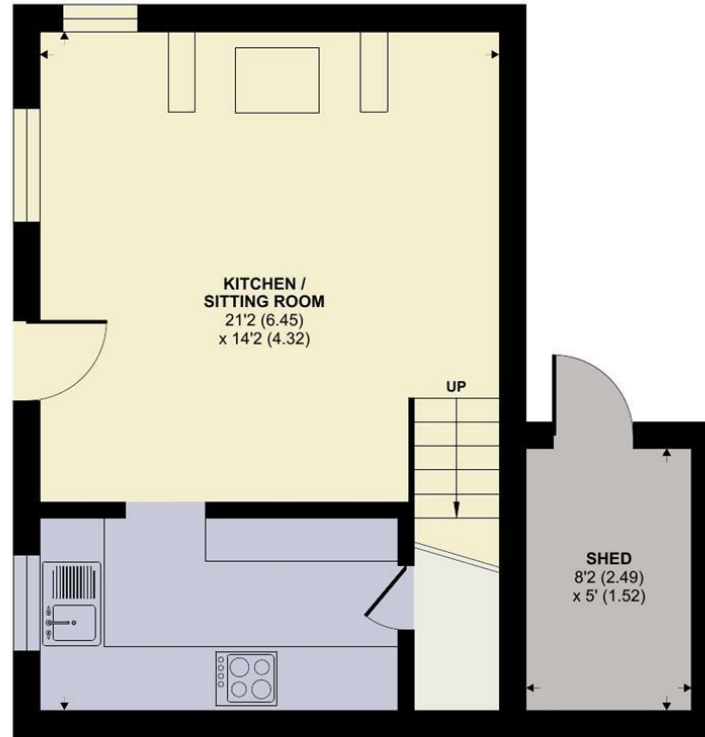
Dorset Council - 01305 251010
Council Tax Band D.

Directions
From our Beaminster office turn right and continue to the roundabout. Bear left onto the Broadwindsor road and continue passing the shop on the left-hand side. Turn left signposted Stoke Abbott and follow the road into the village. Proceed past the New Inn and around the sharp left-hand bend. Milliners Cottage will be seen after a short distance on the right-hand side.

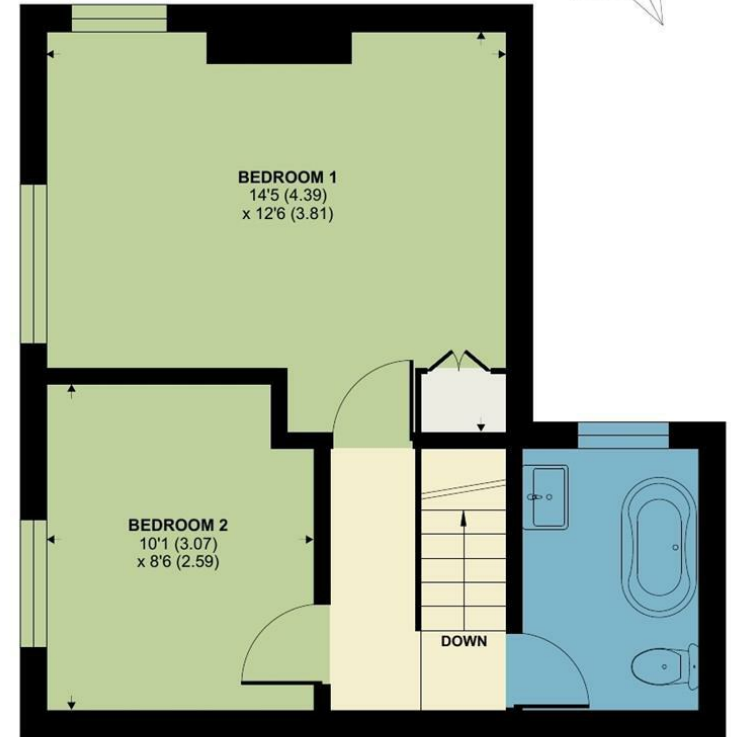
Stoke Abbott, Beaminster

Approximate Area = 655 sq ft / 60.8 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 697 sq ft / 64.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	
(21-38) F	20
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1103524



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