



Symonds
& Sampson

Hillbrook House

Church Hill, South Perrott, Beaminster, Dorset

Hillbrook House

Church Hill
South Perrott
Beaminster
Dorset DT8 3HZ

A delightful 3 bedroom period cottage with additional loft room residing in a walled garden plot with detached stone barn, garage and parking in a village setting.



- Detached
- Unlisted
- Double fronted cottage
- Georgian proportions
- Spacious internal accommodation
 - Walled garden
 - Parking and garage
 - Detached stone barn

Guide Price £425,000

Freehold

Private Treaty

Beaminster Sales
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DWELLING

Hillbrook House is a beautiful double fronted period property sitting at the top of Church Hill. There are many desirable features throughout the rooms which all have square Georgian proportions with modern sash windows giving the house a wonderful light feel. Spreading over three floors the property has three reception rooms including a conservatory overlooking the garden. On the first floor are three double bedrooms, one of which is presently used as a study and finally on the second floor is a loft room with potential to be a bedroom. Adjoining the house is a good size garage with parking to the front. Set just on the far edge of the garden is a stone barn. The garden itself is walled and quite charming. Early viewing is strongly recommended.

ACCOMMODATION

Entrance door into main hall with all principal doors off. The comfortable sitting room is centred around an open fire place whilst the formal dining room has plenty of space to entertain six - eight people seated, again with a decorative fireplace. This room has steps that lead up into the conservatory built with a solid timber framed and UPVC doors out to the garden. For convenience is a downstairs shower room which is accessed from the conservatory. Returning to the central hall, to the rear is located the kitchen/breakfast room. The kitchen has a range of wall and floor units and space for fridge/freezer, dishwasher and cooker with extraction hood over and pantry. There is a utility room beyond with space and plumbing for white goods. Opposite the kitchen is a dining area with stairs rising to the first floor. The two main bedrooms are doubles and the single is used as a study. The family

bathroom is very generous with a shower cubicle, bath, pedestal basin and W.C. A second staircase then takes you up to the top floor with two rooms, one of which would make a super loft room with the necessary planning permission.

OUTSIDE

To the front of the property is parking for one to two cars. The parking leads up to a good size garage with up and over door. Around the rear of the property is a path which takes you up to, Candlemakers Cottage which is a detached stone barn set within the grounds of Hillbrook House. It has huge potential for a variety of uses subject to the correct planning permissions. There are a number of entrances which lead into single and double story areas. as you move around Hillbrook you enter the walled garden which has a mixture of mature trees and shrubs. It benefits from lovely views of the impressive nearby church and an open aspect beyond.

SITUATION

South Perrott is a village on the Somerset/Dorset border comprising character cottages, period houses and modern properties, which have been designed to blend in with the village scene. Facilities include church, village hall and the Parrett Hotel with amenities including a post office/store and primary school at Mosterton, which lies approx two miles away. A comprehensive range of shops including Waitrose can be found at Crewkerne which is approx. 3½ miles which also has a main railway line to Waterloo. The Jurassic coast is approx 13 miles.

SERVICES

Services:

Mains electricity, water and drainage.

Standard, superfast broadband are available

Mobile phone coverage -

Inside:

Vodafone - you are likely to have limited coverage for voice but not data.

EE- You are likely to have limited data and voice.

3/02 - you should not expect to receive a signal for data and voice.

Outside:

EE/3/Vodafone/02 - You are likely to receive a signal for voice and data.

LOCAL AUTHORITY

Dorset Council - Tel: 01305 251010

Tax Band D

MATERIAL INFORMATION

There are no current planning permissions within this postcode that would effect the property which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

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

The property might be liable to a chancel payment.



Church Hill, South Perrott

Approximate Area = 2237 sq ft / 207.8 sq m (includes garage)

Limited Use Area(s) = 142 sq ft / 13.1 sq m

Outbuildings = 722 sq ft / 67 sq m

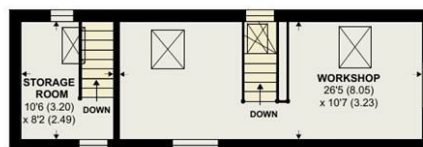
Total = 3101 sq ft / 288 sq m

For identification only - Not to scale

Denotes restricted head height



OUTBUILDING GROUND FLOOR



OUTBUILDING FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1254821



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