

Symonds
& Sampson



Stoke Water Cottage

Stoke Road, Beaminster, Dorset

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Stoke Road
Beaminster
Dorset DT8 3JL

An idyllic and beautifully appointed family home surrounded by enchanting gardens, woodland walks, and abundant natural charm.



- Detached Cottage
- Extended on the rear
- Possibility for multigeneration living or annexing
- Three/ four bedrooms
- Four reception rooms
 - Two bathrooms
- Extensive gardens
 - Woodland
- Garage and parking
- A must see property!

Guide Price **£825,000**

Freehold

Beaminster Sales
01308 863100

beaminster@symondsandsampson.co.uk



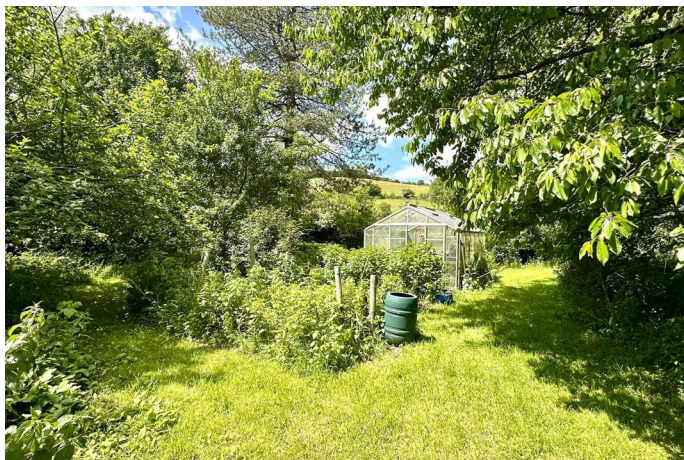
DWELLING

Tucked away in an idyllic yet highly convenient location, Stoke Water Cottage immediately impresses with its charming Ham stone and stone rubble façade beneath a pitched Roman tiled roof. Dating back to the early 19th century, the property is surprisingly unlisted and underwent a meticulous renovation in 2009, during which it was completely rewired, replumbed, and modernised. Today, it is immaculately presented and a fine example of contemporary living blended with period charm.

INTERNAL

Upon entering this wonderful property, one is immediately struck by its charm, light, and sense of space, with beautifully presented and highly flexible family accommodation throughout. The open-plan family kitchen is a standout feature, offering a superb layout with a dining area at one end and a sitting area at the other, comfortably accommodating a large kitchen/dining table and framed by impressive feature windows. Adjacent to the kitchen is a second dining room, which also functions perfectly as a playroom, leading through to an additional reception space currently used as an office, studio, or hobby room. A ground floor study is conveniently located next to the kitchen and living area, while a generously sized bedroom with en suite bathroom provides excellent ground floor accommodation. The well-proportioned sitting room features a striking stone fireplace with a wood-burning stove, adding to the home's warm and inviting atmosphere. The true hidden gem, however, is the stunning conservatory, boasting mosaic tiled flooring and panoramic views over the beautifully maintained garden and grounds—an ideal space for entertaining and year-round enjoyment. Upstairs, the property offers three further bedrooms and a stylish family bathroom, completing this exceptional and versatile home.





EXTERNAL

The garden and grounds of the property are truly exceptional, wrapping around the house and featuring an array of specimen trees, vibrant borders, and diverse planting that create a picturesque and tranquil setting. Ideal for families with children and pets, the south side of the garden offers a lawned area, a stream, and a small pond, while the north side includes a grass island, a single garage, and ample parking. There is potential—subject to the necessary planning consents—for the creation of additional ancillary accommodation. The property is beautifully sheltered by a large woodland owned by the



Woodland Trust, and it also benefits from its own enchanting woodland walks. Additional highlights include a greenhouse, a generous vegetable patch, and a serene wildlife-attracting pond at the far end of the grounds. Altogether, this is a rare opportunity to enjoy an idyllic yet highly convenient family home surrounded by nature.

SERVICES

Mains electricity and water. Private drainage.

Standard and superfast broadband are available

Mobile phone

Indoor:

EE/Three/Vodafone/O2 - coverage is unlikely for both Voice and Data

Outdoor:

Voice and data

EE/Three/O2/Vodafone - you are likely to receive coverage.

Dorset Council - Tax Band F



MATERIAL INFORMATION

There are no current planning permissions in the 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.

SITUATION

Beaminster is a small West Dorset country town nestling in the hills surrounded by countryside designated as an Area of Outstanding Natural Beauty. The town has many fine examples of Georgian architecture as well as picturesque 17th century cottages and at its heart is a conservation area with listed buildings, a number of which are built of mellow limestone. This thriving community has a good selection of shops, restaurants and pubs, many of which are clustered around the town Square, and there are two schools, (primary and secondary). There is also an annual music festival as well as an arts festival and the



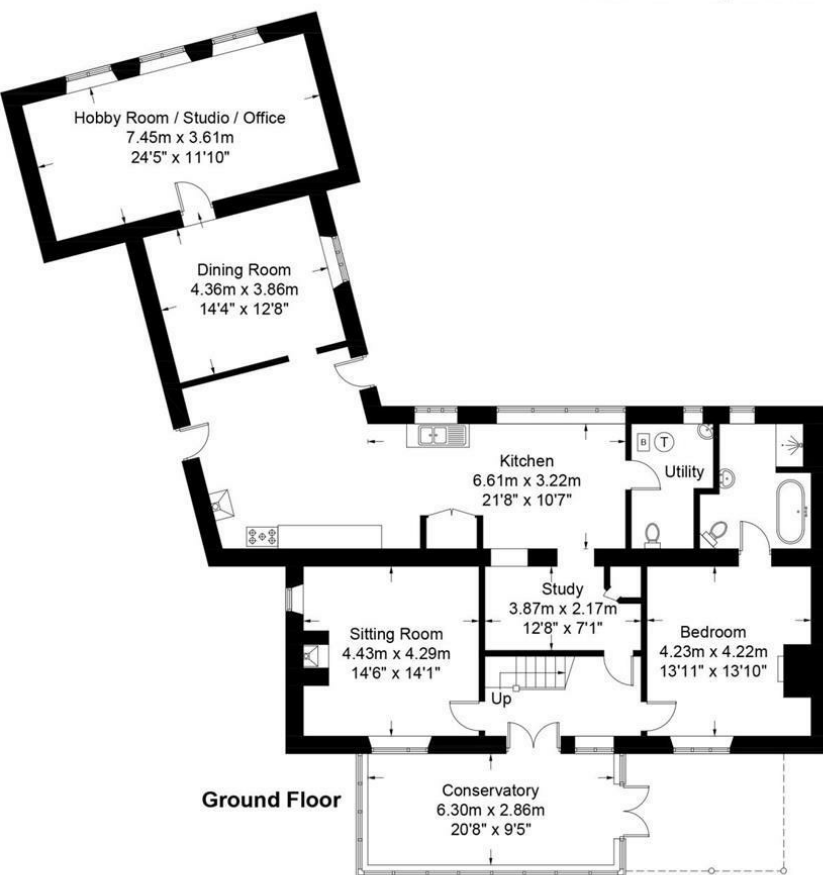
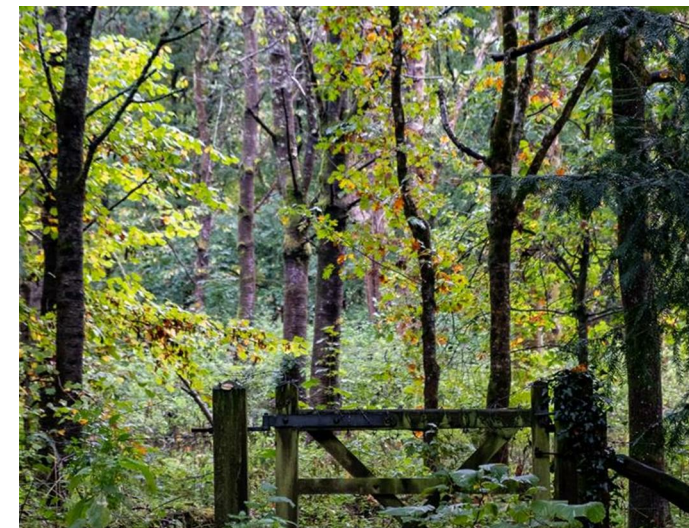
surrounding countryside and superb coast, which is designated a World Heritage Site, can be accessed via a network of foot and bridle paths. The larger towns of Bridport, Dorchester and Yeovil are within reach along with Crewkerne where there is also a main line railway service to London (Waterloo). Super-fast broadband is available.

DIRECTIONS

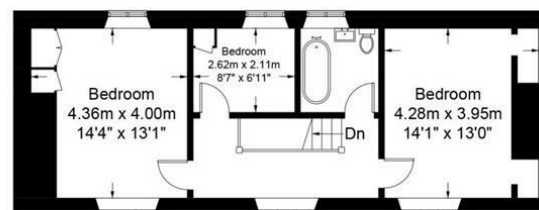
What3words [///landlords.shutting.cookbooks](https://www.what3words.com/)

Stoke Water Cottage

Approximate Gross Internal Area = 2595 sq ft / 241.1 sq m
 Garage = 371 sq ft / 34.5 sq m
 Barn = 578 sq ft / 53.7 sq m
 Total = 3544 sq ft / 329.3 sq m

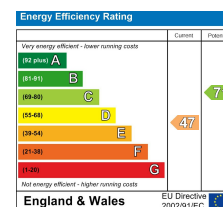


Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID911184)



BEA/3727/MED/30.5.25



01308 863100

beaminster@symondsandsampson.co.uk
 Symonds & Sampson LLP
 36, Hogshill Street,
 Beaminster, Dorset DT8 3AA



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