



Symonds
& Sampson

Church House

Stoke Abbott, Beaminster, Dorset

Church House

Stoke Abbott
Beaminster
Dorset DT8 3JR

A beautifully presented village retreat offering character, comfort and future potential. Set in a sought-after Dorset village, with coast and countryside on the doorstep.



- Hamstone property
- Two double bedrooms
- Beautifully renovated
 - Modern kitchen
 - Not listed
 - Village location

Guide Price **£275,000**

Freehold

Private Treaty

Beaminster Sales
01308 863100

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INTRODUCTION

Church House is a charming and beautifully presented village home occupying a peaceful position within the Conservation Area in the sought-after West Dorset village of Stoke Abbott. Combining character features with modern improvements, the property offers bright and spacious single-storey accommodation with scope for further enlargement, subject to the necessary consents. Surrounded by attractive countryside and within easy reach of the Coast.

THE PROPERTY

The property offers well-balanced accommodation with high ceilings and large windows creating a wonderful sense of space and natural light throughout. The spacious kitchen/breakfast room is fitted with an attractive range of modern shaker-style units and integrated appliances, with ample space for dining and entertaining.

The sitting room is a particularly appealing space, enjoying an open and airy feel with dual-aspect windows overlooking the village. The accommodation includes two double bedrooms and a stylish family bathroom featuring both a bath and separate walk-in shower, together with underfloor heating.

A notable feature of the property is the retained vaulted roof structure within the loft space, offering exciting potential for further enlargement across the full footprint of the building, subject to obtaining the necessary planning permissions and consents.

This attractive home successfully combines village charm, modern comfort and future potential in one of West Dorset's most desirable locations.

OUTSIDE

The property benefits from a front garden providing an attractive outdoor seating area.

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.

DIRECTIONS

What3words [///pads.nimbly.chap](#)

SERVICES

Mains water, electricity and drainage are connected. Electric room heaters.

Broadband
Standard and superfast are available.

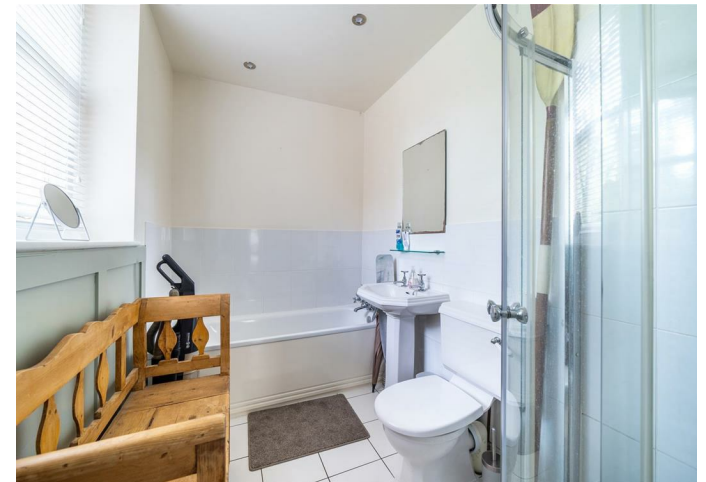
Mobile Phone
There is mobile coverage in the area, please refer to Ofcom's website for more details.

LOCAL AUTHORITY

Dorset Council - 01308 251010
Council Tax Band C.

MATERIAL INFORMATION

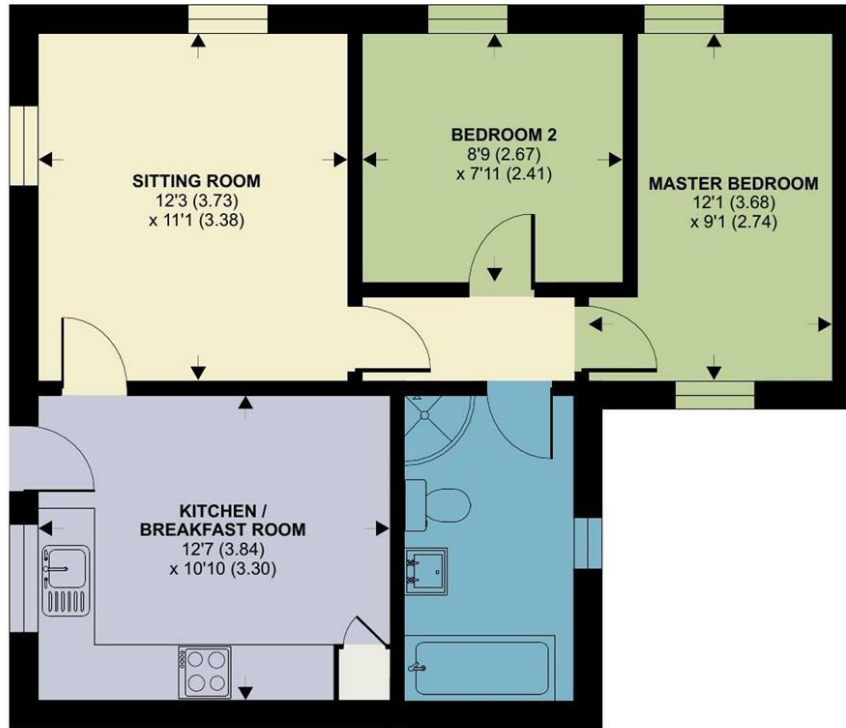
At the time of launching the property to the market the photographs were taken in 2025/26 © Symonds & Sampson.



Church House, Stoke Abbott, Beaminster

Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale



GROUND FLOOR

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: 1514907



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		36
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



BEA/ME/3882/19.9.26



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