

INIGO



Brooklyns

STOKE ABBOTT, DORSET

£300,000 FREEHOLD

This Grade II-listed two-bedroom cottage lies in the picturesque village of Stoke Abbott, deep in the depths of the rolling west Dorset countryside. Believed to date from the 17th century, it is full of rustic charm with a thatched roof and golden Hamstone walls. The story is much the same inside, where early features including a broad inglenook fireplace have been retained. The picturesque towns of Beaminster and Bridport are close by, and the delights of the Jurassic Coast, a Unesco World Heritage Site, are in easy reach.

Setting The Scene

Stoke Abbott is a small and traditional Dorset village. The author and broadcaster Ralph Wightman described it as “a beautiful place of deep lanes, orchards and old houses, with a church of quiet charm”. The parish church of St Mary the Virgin has Norman origins and esteemed English poet, William Crowe, was the rector in the late 18th century. Today most of the current vernacular dates from the 17th and 18th centuries and is encompassed within the Stoke Abbott Conservation Area.

Brooklyns

STOKE ABBOTT, DORSET

£300,000 FREEHOLD



The Grand Tour

The house's traditional timber door, painted a soft duck-egg hue, sits below a thatched porch canopy. Entry is to the living room, where dual-aspect, timber-framed windows illuminate exposed timber beams that contrast with an otherwise light palette. Natural stone tiles spread out underfoot. On one side, an imposing inglenook fireplace with bare Hamstone flank walls and a wood-burning stove stands ready for colder nights and winters.

Behind lies the kitchen; a clever timber-topped opening cut out in the diving wall forms a handy breakfast bar. The kitchen units are fitted with painted timber doors, oak worktops and a ceramic sink. A pantry cupboard under the stairs makes rational and discrete use of available space.



Upstairs, painted ledge and brace doors provide access to two double bedrooms and bathroom. The light-filled principal bedroom is on the corner and has dual-aspect windows; a window seat set beneath one offers an elevated view of village life and the hills beyond. A second double bedroom lies adjacent.

To the rear is a spacious bathroom with modern fittings in a classic style.

The Great Outdoors

The garden is to the side and raised with the contours of the land. A paved patio banked with natural stone walling provides a space to dine outside or sit in tranquility. Steps lead further up the hill to the lawn and an area of private woodland beyond.

Out and About

Stoke Abbott is a small but perfectly formed village with a church, village hall and pub.

The closest town Beaminster, around two miles to the east, is a picturesque west Dorset town, with a good selection amenities including shops, doctors surgeries, primary and secondary schools, pubs and the popular Brassica restaurant. It also hosts the Beaminster Festival – an annual celebration of local music, art and literature.

Brooklyns

STOKE ABBOTT, DORSET

£300,000 FREEHOLD



The handsome market town of Bridport is around 15-20 minutes' drive away. The town has gained a reputation as the gateway to the Jurassic Coast, with West Bay beach within walking distance of Bridport's bustling centre. Here, dramatic golden cliffs rise above the fine shingle strand and views along Chesil beach and Portland island are quite spectacular.

There is much to do in Bridport; in addition to plenty of locally stocked grocers, cafés (including Soulshine), pubs and a post office, the town is thriving with independent antique sellers and specialist bookshops, as well as an impressive family-run art deco cinema. Many of these amenities are located on South Street, which is transformed twice weekly for the historic Bridport market. The Bridport Art Centre is on the doorstep, presenting a year-round programme of visual arts, theatre, dance, comedy, music, spoken word and films and screenings. A local Waitrose is a convenient in-town amenity.

The house lies idyllically close to The Jurassic Coast, a hugely diverse and beautiful landscape underpinned by incredible geology of global importance. In 2001 it was designated as a Unesco World Heritage Site for the outstanding value of its rocks, fossils and landforms. The Jurassic Coast begins at Orcombe Point in Exmouth, Devon, and continues for 95 miles to Old Harry Rocks, near Swanage, Dorset.

The area is renowned for local food producers and independently-run cafés and restaurants. The inimitable River Cottage is just a 15-minute drive away, while The Seaside Boarding House is a 25-minute along the coast and is known for its incredible sea views. Trill Farm Garden is a community of local organic market gardeners delivering a weekly box of fresh vegetables and In My Back Yard provides food from various nearby producers.

Crewkerne station is just under 20 minutes by car, with regular services to London in under three hours and direct to Exeter in under one hour. Nearby Yeovil station also offers connections to London, Exeter, Bristol and Bath and the motorway network is easily accessed via the A303 linking the M5, via Junction 25.

Council Tax Band: D

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.