



3 & 7 STOKE WATER HOUSE
BEAMINSTER, WEST DORSET

JACKSON-STOPS 

**3 & 7 STOKE WATER HOUSE
STOKE ROAD, BEAMINSTER
DORSET, DT8 3LW**

A UNIQUE HISTORIC 3-BEDROOM APARTMENT IN AN EXCEPTIONAL RURAL SETTING, WITH FAR REACHING VIEWS AND SURROUNDED BY BEAUTIFULLY LANDSCAPED COMMUNAL GARDENS, TOGETHER WITH GARAGING, CONVENIENTLY SITUATED JUST A FEW MINUTES FROM BEAMINSTER.



DISTANCES

BEAMINSTER 0.8 MILES
BRIDPORT 7.1 MILES
JURASSIC COAST AT WEST BAY 8.6 MILES
CREWKERNE (MAINLINE RAIL STATION TO LONDON WATERLOO) 7.5 MILES

ACCOMMODATION

- GROUND FLOOR
- Hallway
- Drawing room
- Dining room
- Kitchen
- Bedroom 3
- Bathroom
- FIRST FLOOR
- Landing / library
- Principal bedroom
- Second double bedroom
- Shower room
- Utility room

OUTSIDE

- Two garages
- Shared parking
- Communal gardens

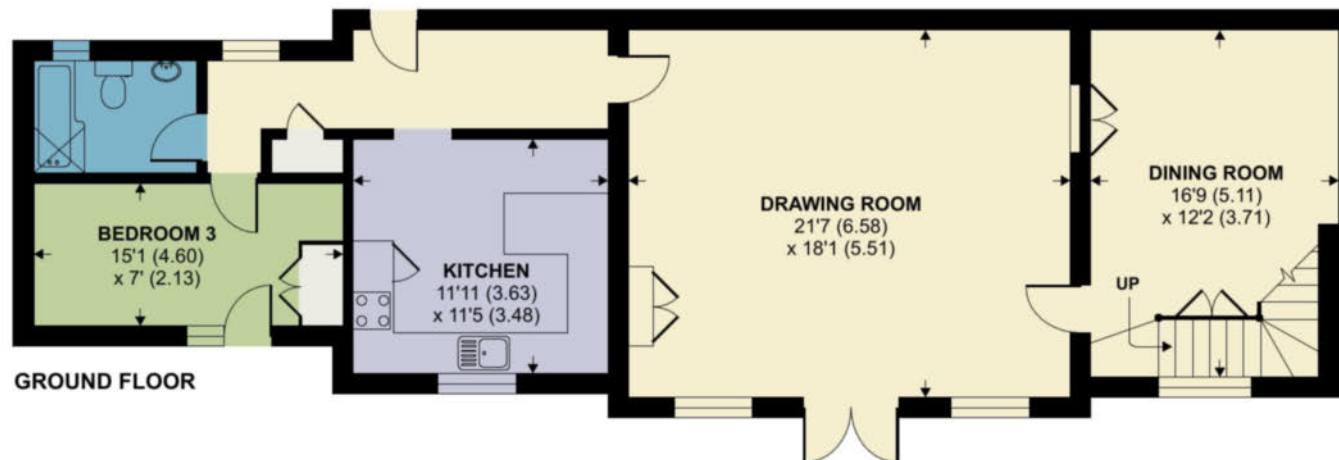
Stoke Water House, Beaminster

Approximate Area = 2015 sq ft / 187.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
REF: 823635

THE PROPERTY

Set within the remarkable Stoke Water House, this three-bedroom, two-storey apartment offers a rare opportunity to acquire a home of character, history and tranquillity, conveniently close to the market town of Beaminster, yet surprisingly not currently listed.

Originally constructed in the 1830s as a workhouse, the building later served as a school before being thoughtfully converted in the 1970s into just 22 apartments. Today, Stoke Water House retains a strong sense of its heritage while providing generous accommodation within an elegant and peaceful environment.

Approached via a long, sweeping driveway, the house creates an immediate and impressive sense of arrival and is set amidst beautifully maintained communal gardens and grounds, making it ideal as either a full-time residence or a refined country retreat.

Formerly arranged as two separate apartments, this spacious home is now configured over two floors, offering exceptionally light and well-proportioned accommodation. All principal rooms enjoy a southerly aspect, with far-reaching countryside views enhancing the sense of space and tranquillity throughout.

OUTSIDE

The gardens and grounds at Stoke Water House are a true delight, offering a blend of formal and informal spaces to enjoy, including a small lake, all beautifully set within and surrounded by open countryside.



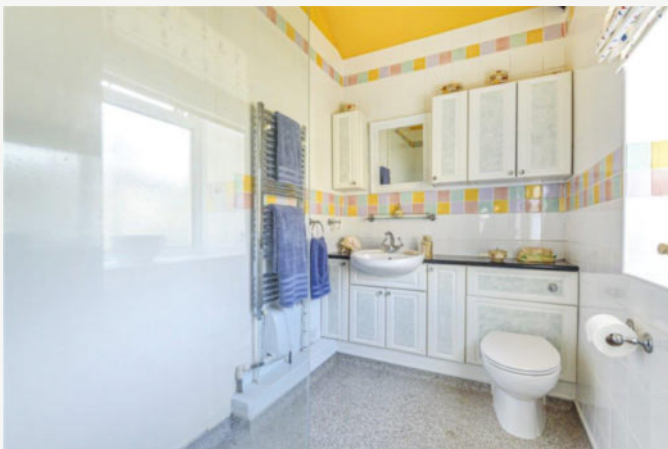


LOCATION

Stoke Water House lies less than a mile from Beaminster, justifiably one of the most sought-after towns in the area. This vibrant, attractive town has an excellent range of facilities including a butcher, baker, post office, chemist, hardware store, convenience stores, greengrocers, two doctors' surgeries, veterinary surgery, independent gift and tea shops, restaurants, public houses, hotel and leisure facilities. There is a wide variety of clubs and societies to choose from and Beaminster Festival, an annual event, hosts local and national artists, writers and musicians.

The Georgian town of Bridport and West Bay and the famous World Heritage Jurassic Coastline with its spectacular coastal path and beaches are 20 minutes' drive. West Bay is a popular small seaside resort with harbour, shops, restaurants and attractive beach. Bridport is a most attractive Georgian town that retains an excellent number of independent shops and restaurants and a thriving street market on Saturdays and Wednesdays. A choice of supermarkets is available in or around the town including a Waitrose within close walking distance and a Morrisons. There is a cottage hospital, a large medical centre, a popular leisure centre, a successful Arts Centre, two theatres and a number of independent arts festivals are held throughout the year.

The fine market town of Crewkerne is also a 20 minute drive and has an excellent range of high street and independent shops, supermarkets (Waitrose and Lidl), cafes, restaurants and pubs and facilities including a library, and leisure centre with swimming pool. There is a mainline railway station with direct trains to London Waterloo (2.5 hours), Salisbury (1 hour) and Exeter (50 mins).



SPORTING & RECREATION

The property is surrounded by hills, woodland and rolling pasture, much of it designated an Area of Outstanding Natural Beauty, it is a short walk to nearby footpaths and a vast network of routes.

West Dorset is a beautiful area and is well known for its sporting and leisure pursuits which include golf at Bridport and Dorchester Came Down golf clubs. Horse racing at Bath, Wincanton, Salisbury and Taunton. Arts Centre in Bridport with theatres in Yeovil, Bath and Poole.

PROPERTY INFORMATION

SERVICES: Mains electricity, water, private drainage. LPG central heating - communal LPG storage tank with metered supply to each apartment.

LOCAL AUTHORITIES: Dorset Council. Tel 01305 251000

COUNCIL TAX: Band E

TENURE: Leasehold. Each property owns one share of the freehold, so this property owns two shares as was formerly two separate dwellings.

LEASE: Expires 21 Dec 2999 - over 973 years remain

Ground rent: Peppercorn

Service charge: Currently £310 per month

VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS

Navigation by what3words: ///pastime.widen.facing
From the centre of Beaminster proceed on the A3066 (Hoghill Street) towards Crewkerne. At the mini roundabout bear left onto Clay Lane B3163. Immediately past the Spar shop, turn left toward Stoke Abbott. Proceed for approx. 0.5 mile, and Stoke Water House will be found on the right hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

BRIDPORT/DORCHESTER

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