



HORSEHILL COTTAGE

NR STOKE ABBOTT, BEAMINSTER, WEST DORSET

JACKSON-STOPS 

**HORSEHILL COTTAGE
HORSEHILL LANE
STOKE ABBOTT, BEAMINSTER
DORSET, DT8 3JL**

A RARE OPPORTUNITY TO BUY A TRULY MAGICAL COTTAGE IN AN IDYLIC SETTING, TOGETHER WITH AN 1800 SQ.FT FLAX MILL, SURROUNDED BY DELIGHTFUL GARDENS AND GROUNDS OF 7 ACRES.



DISTANCES

BEAMINSTER 1.4 MILES
BRIDPORT 6.9 MILES
CREWKERNE (MAINLINE RAIL
STATION TO LONDON WATERLOO)
7.2 MILES
JURASSIC COAST AT WEST BAY 9.4
MILES

ACCOMMODATION

- GROUND FLOOR
- Entrance hall
- Sitting/dining room
- Kitchen
- Utility room
- Cloakroom
- FIRST FLOOR
- Principal bedroom with en suite shower room
- Two further bedrooms
- Family bathroom

OUTSIDE

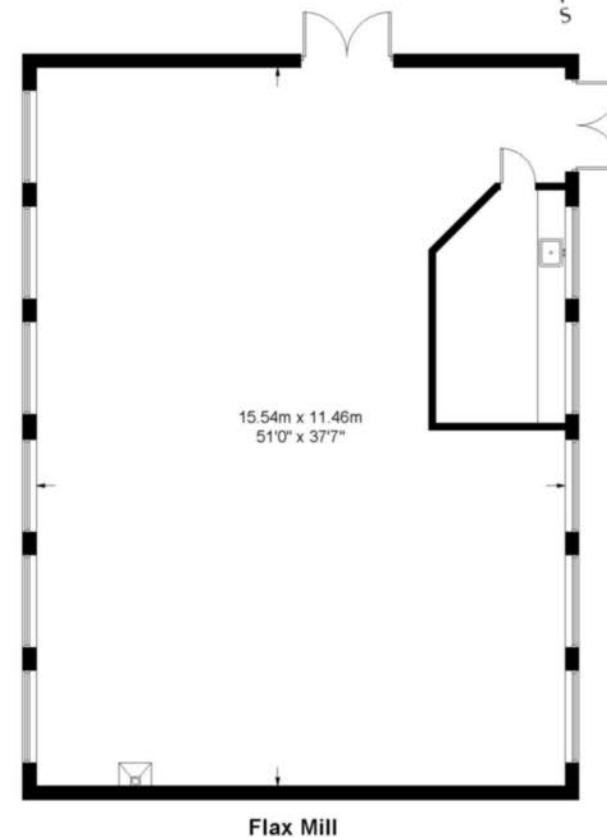
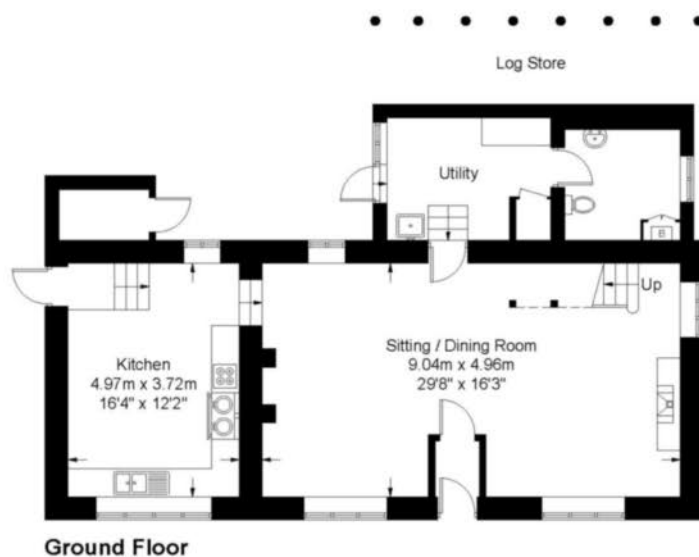
- Undeveloped Flax Mill
- Delightful gardens & grounds
- Paved terrace overlooking the river
- Woodland
- In all 7 acres

Horsehill Cottage, Beaminster

Approximate Gross Internal Area = 1650 sq ft / 153.3 sq m

Outbuildings = 1946 sq ft / 180.8 sq m

Total = 3596 sq ft / 334.1 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1086555)

THE PROPERTY

Tucked away in a magical position down a no through road, and approached by a winding gravelled track, first glimpses of Horsehill Cottage are most impressive with its brick and rendered façade under a pretty slate roof. It is difficult to find a property in a more idyllic situation only 1.5 miles from the picturesque market town of Beaminster.

Justifiably Grade II listed and of architectural and historical importance, it offers any purchaser the rare opportunity to own a wonderful property nestled in its own grounds and woodlands, with a tributary of the River Brit meandering through the 7 acres of grounds.

On first entering the property there is a real sense of charm and space, and you are immediately greeted by a fantastic open plan sitting room and dining area with a wood burning stove and roche maron limestone flooring set in a 22 flag cathedral pattern. There is underfloor heating throughout the ground floor, and it is immediately obvious that there has been a considerable investment by the present owner who has recently undertaken this very clever and fastidious programme of works. Limestone steps lead down to the lovely bespoke Chalon kitchen with Norwegian granite worktops and an Esse woodburning range cooker with plenty of room for a breakfast/kitchen table. There is also a door giving direct access to the garden. Also on the ground floor is a large utility room, with plenty of room for an additional fridge/freezer.

The main bedrooms are accessed by a reclaimed pitched pine staircase and situated on the first floor, with three beautiful bedrooms, including a perfect sized master bedroom and en suite shower room. There is also a large family bathroom. The only sounds that can be heard are the birdsong and running water; it really is the most magnificent location.





GARDENS & GROUNDS

Alongside the house is the last undeveloped flax mill in West Dorset. It is an incredible and substantial building steeped in history, the owner having a number of old photographs of the mill and its occupants in the 1920's in this truly magical spot. A particular feature of the property are the grounds with some absolutely incredible woodland walks. There are a number of places to sit and take in this ever so tranquil position, including a lovely paved terrace overlooking the river, an ideal place to sit on a summer's evening with only the company of kingfishers and the odd deer. It is a paradise for children and animals.

LOCATION

Horsehill Cottage lies less than a mile from the picturesque village of Stoke Abbott, one of the prettiest villages in the area, which has a pub, the ever popular New Inn and a splendid 12th Century Parish Church. Just 1.4 miles away is Beaminster, one of the most sought-after locations in the area. This vibrant, attractive market 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, three public houses, a 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 the coast at West Bay are within 20 minutes drive and Crewkerne with a main line railway service to London Waterloo is around seven miles, both with a further range of facilities and supermarkets, including Waitrose.

SPORTING & RECREATION

The property is surrounded by hills, woodland and rolling pasture, much of it designated an Area of Outstanding Natural Beauty, with immediate access to 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. The Dorset coastline has been recognised as a World Heritage site and is



only a short distance away with its spectacular coastal path and stunning beaches.

EDUCATION

Schools within catchment include St Mary's C of E Primary School and Beaminster School a well-regarded secondary school. Colyton Grammar, a renowned state co-educational selective grammar school. Preparatory schooling at Perrott Hill, Sherborne and Sunninghill in Dorchester. Public schools include the Sherborne Schools, Bryanston, Canford, King's Taunton.

PROPERTY INFORMATION

SERVICES: Mains electricity. Private water, private drainage (treatment plant installed 2018). LPG central heating, underfloor heating downstairs, radiators in rest of house.

AGENTS NOTE: There are public footpaths crossing the land. The Flax Mill flooded in winter 2026, but the main cottage was unaffected. JAPANESE KNOTWEED: Following an inspection undertaken by Japanese Knotweed Ltd on 8th May 2024, Japanese knotweed has been located within the landscaping of the property. As a result of the survey the seller has commissioned a Knotweed Management Plan with Japanese Knotweed Ltd. Full details of the survey and the Management Plan are available from Jackson Stops. The buyer must satisfy themselves and can commission their own inspection/survey by arrangement. The benefit of the Knotweed Management Plan will be transferred to the buyer upon completion of any sale and purchase.

LOCAL AUTHORITIES: Dorset Council. Tel 01305 251000

COUNCIL TAX: Band G

TENURE: Freehold with full vacant possession upon completion

VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS: From Beaminster on Clay Lane B3163 heading towards Broadwindsor, pass the Spar shop & turn left toward Stoke Abbott. Proceed along this lane for just over a mile, and at the grassy triangle turn left signposted 'Horsehill Farm only.' Continue right along the lane, cross the ford, and the cottage will be found at the end. Navigation via what3words: [///storybook.nightcap.flow](https://www.what3words.com/#!/share/3wqfj4wq-4g4g-4g4g)





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.

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