



BRIMLEY HOUSE
STOKE ABBOTT, WEST DORSET

JACKSON-STOPS 

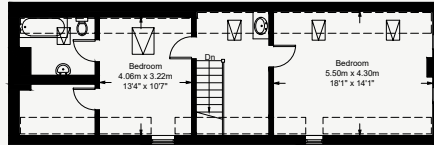
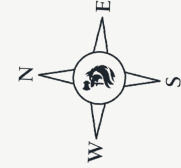
Brimley House, Stoke Abbott

Approximate Gross Internal Area = 4251 sq ft / 394.9 sq m

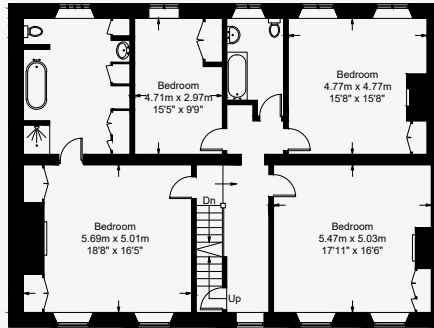
Outbuilding / Garage = 1675 sq ft / 155.6 sq m

Additional Barns / Stables etc (Not Drawn) = 1470 sq ft / 136.5 sq m

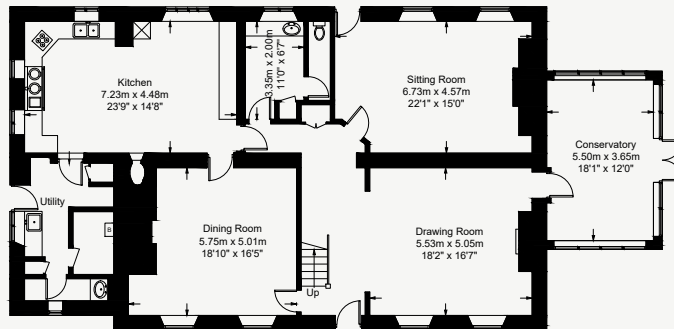
Total = 7936 sq ft / 687.0 sq m



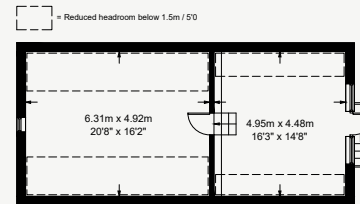
Second Floor



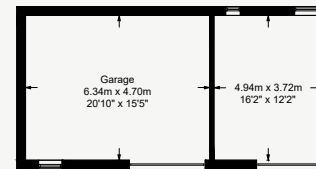
First Floor



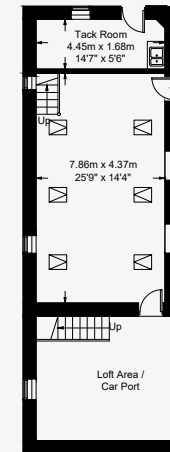
Ground Floor



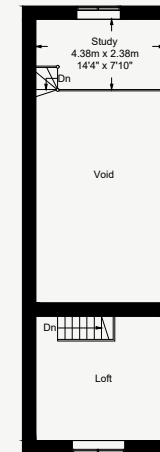
Garage / Annexe - First Floor



Garage / Annexe - Ground Floor
(Not Shown In Actual Location / Orientation)



Studio - Ground Floor
(Not Shown In Actual Location / Orientation)



Studio - First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1280033)

BRIMLEY HOUSE
STOKE ABBOTT
BEAMINSTER
DORSET
DT8 3JY

A MAJESTIC GRADE II LISTED FAMILY HOME, SITUATED ON THE EDGE OF THE MOST PICTURESQUE VILLAGE, AND IMMACULATELY PRESENTED WITH SIX BEDROOMS, FANTASTIC OUTBUILDINGS, GARDENS, AND GROUNDS, WITH STUNNING VIEWS (APPROX. 3.28 ACRES)



DISTANCES

BEAMINSTER 2.8 MILES
BRIDPORT 5.5 MILES
CREWKERNE (MAINLINE RAIL
STATION TO LONDON WATERLOO)
8 MILES
JURASSIC COAST AT WEST BAY 7.2
MILES

ACCOMMODATION

- Please see floor plan

GARDENS & GROUNDS

- Formal gardens, including partly walled garden
- Separate paddock with 2 stone stables & hay & feed room
- Freshwater pond
- Greenhouse
- In all approx. 3.28 acres

OUTBUILDINGS

- Thatched outbuilding with twin garage, storage/office/games room above
- Outbuilding with car port, storage, tack room & studio/gallery/office above
- Wooden clad barn

THE PROPERTY

Dating back to 1711 and nestled next to a beautiful valley on the fringe of the most picturesque village of Stoke Abbott, Brimley House is most certainly one of the very best family homes that this most sought-after part of West Dorset has to offer. Approached via a pretty wooden gate down a winding private drive, first glimpses of this wonderful property are most impressive, with its incredibly attractive facade constructed of red brick with beautiful sash windows under a pretty pitched slate roof.

On first entering the property, it is almost impossible not to smile, with a hall opening out to a magnificent drawing room with tall sash windows to one side, a central ornate fireplace, an open fire, high ceilings and original cornicing. This room, like much of the house, is ideal for entertaining and leads into a fabulous garden room with pretty tiled flooring and the most stunning, far-reaching views. This room has been used for many summer lunch parties with double doors leading out to the gardens and grounds and terrace. There are fewer more perfect spots for a morning cup of coffee or even an evening glass of wine whilst watching deer trotting by and listening to the birdsong echoing around the valley.

To the other side of the hall is a perfectly proportioned dining room with sash windows to one side, along with original sash shutters, a central fireplace, and views over the gardens. There is also a separate door leading into the kitchen, again ideal for entertaining.

Also on the ground floor is an incredible TV/snug room with a very pretty stone fireplace, flagstone flooring, exposed wooden beams, and fitted bookshelves. This is a superb winter room also with direct access to the gardens. There is also a large cloakroom on the ground floor.





The real surprise for a house of this type and age is the large family kitchen forming a perfect hub of the house and ideal for modern living. The kitchen incorporates a number of very pretty wall and base units, a large five-door AGA (green), and separate twin oven with plenty of room for a kitchen table. It has lovely tiled flooring and exposed wooden beams, and alongside is a good-sized utility/laundry room and a door leading out to the gravelled parking area, an ideal space to kick off boots or bring in the shopping!

The property is incredibly well-presented throughout, and it has very obviously been incredibly well looked after by the present owners during their long thirty years occupancy. The accommodation is ideal to suit most families' requirements, with very flexible, but not too dauntingly large accommodation.

The principal bedrooms are situated on the first floor with four beautiful bedrooms, including a superb master bedroom with a large adjoining shower and bathroom, and views over the gardens and countryside beyond. There are two guest bedrooms which are very good size, one of them being nicknamed by many guests as 'Heaven', and it's very easy to see why. The views from here, like many rooms in the property, are quite stunning and a lovely way to wake up in the morning. There is also a nursery bedroom on this floor, which would also make a very good study, but could quite happily house a small double bed.

On the second floor are two further bedrooms and a bathroom, ideal for teenage children, with a surprising amount of space and light. The views from up here are incredible.





GARDENS & GROUNDS

The property sits perfectly in its own garden and grounds with a large lawned area surrounding the property, a true utopia for children and animals. The garden has been cleverly designed to be easily maintained, with a sloping lawn leading down from one side of the house with a ha-ha and separate paddock ideal for a couple of ponies and with two stone stables and a hay and feed room, and a lovely freshwater pond attracting a huge amount of wildlife. There is also a large greenhouse housing its own large vine, a separate vegetable and fruit garden and large fruit cage, and a small partly walled garden to the side of the property.

OUTBUILDINGS

The outbuildings are most certainly worth a special mention, one being thatched with a twin garage below, ideal for garden machinery, along with storage space above, which has also been used as a children's games room with its own heating and lighting,

The second building is superb with a carport to one side and storage above and housing the PV solar panels. The main part houses the most incredible workshop with a gallery/office above, plumbing, electricity. A home business could easily be run from this space with a tall pitched ceiling and wooden beams. This really is a truly magnificent room, and again so rare for a property of this type and age. There is also a tack room to one side.

There is also a separate and wooden clad barn, cleverly positioned taking full advantage of the stunning views and the proud venue of the current owners special birthday party.

All in all, this is a truly wonderful property in idyllic yet very convenient location.





LOCATION

Brimley House 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.

The vibrant, attractive market town of Beaminster is just 2.8 miles, and 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 8 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 in Beaminster, and secondary education at Beaminster School, with other primary schools in the nearby villages of Salwayash and Broadwindsor, and alternative secondary education at The Sir John Colfox Academy in Bridport. 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 & water, private drainage. Oil fired central heating

AGENTS NOTE: There are public footpaths crossing the land

LOCAL AUTHORITIES: Dorset Council. Tel 01305 251000

COUNCIL TAX: Band H

TENURE: Freehold with full vacant possession upon completion

VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS

Navigation by what3words: [///warm.attaching.door](https://www.what3words.com/#!/warm.attaching.door)

From the centre of the village of Stoke Abbott, proceed through the village towards Bridport and out of the village itself, and continue for approx. 0.6 miles. Pass the Brimley Farm on the left and proceed round the corner, and Brimley House is on the left hand side. (If you get as far as the crossroads with the B3162 Broadwindsor to Bridport road, you have missed it.)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	37 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.

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PROPERTY EXPERTS SINCE 1910