



HITTS HOUSE AND HITTS COTTAGE

BEAMINSTER, WEST DORSET

JACKSON-STOPS 

HITTS HOUSE & HITTS COTTAGE
14 WHITCOMBE ROAD
BEAMINSTER
DORSET
DT8 3NE

ONE OF WEST DORSET'S MOST BEAUTIFUL AND HISTORIC PROPERTIES COMMANDING A PROMINENT POSITION ON THE EDGE OF THE MOST SOUGHT-AFTER TOWN OF BEAMINSTER, WITH DELIGHTFUL GARDENS, PARKING, AND A SEPARATE THREE BEDROOMED COTTAGE.



DISTANCES

BRIDPORT 6 MILES
JURASSIC COAST AT WEST BAY 7.5 MILES
CREWKERNE (MAINLINE RAIL STATION TO LONDON WATERLOO) 7 MILES

HITTS HOUSE

- Grade II* listed
- Sitting room
- Dining room
- Kitchen/breakfast room
- Study
- Cloakroom
- Five bedrooms
- Family bathroom

HITTS COTTAGE

- Grade II listed
- Sitting room
- Kitchen
- WC
- Three bedrooms
- Shower room
- Private garden
- Parking

OUTSIDE

- HITTS HOUSE BARN - garage/barn with workshop/store/studio above
- Pretty front garden
- Delightful and sizeable tiered rear gardens, partly walled kitchen garden

Hitt's House, Beaminster

Approximate Gross Internal Area = 3069 sq ft / 285.1 sq m

Garden House = 88 sq ft / 8.2 sq m

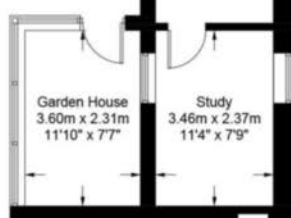
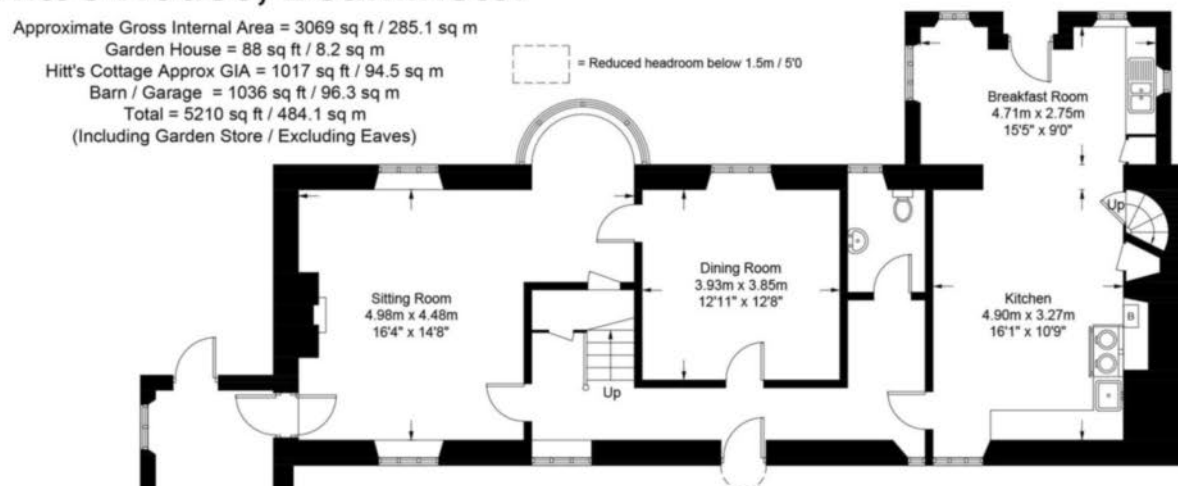
Hitt's Cottage Approx GIA = 1017 sq ft / 94.5 sq m

Barn / Garage = 1036 sq ft / 96.3 sq m

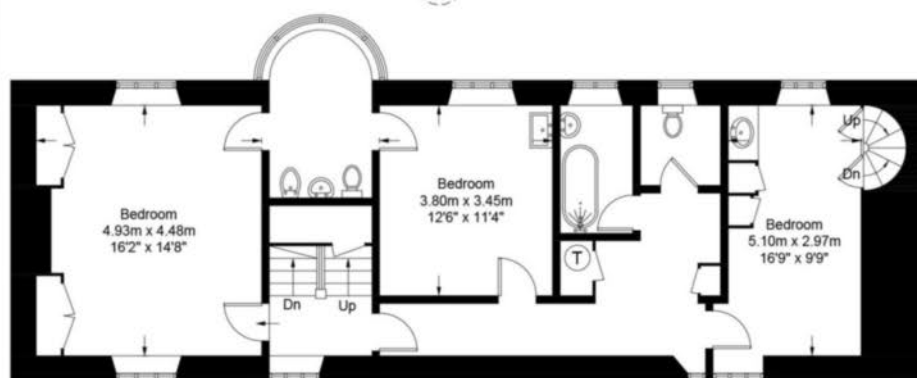
Total = 5210 sq ft / 484.1 sq m

(Including Garden Store / Excluding Eaves)

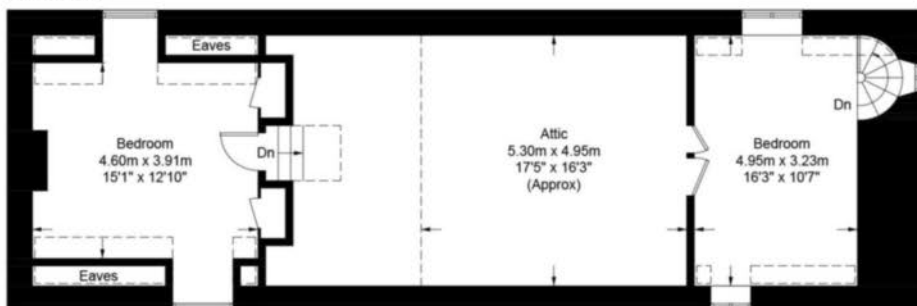
— = Reduced headroom below 1.5m / 5'0"



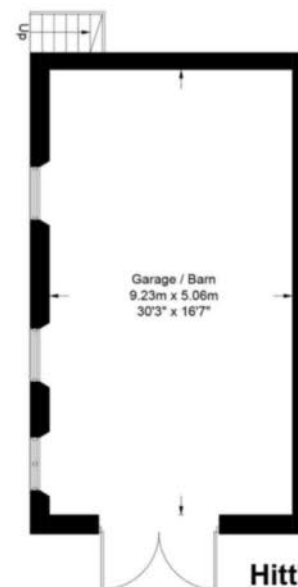
Ground Floor



First Floor



Second Floor

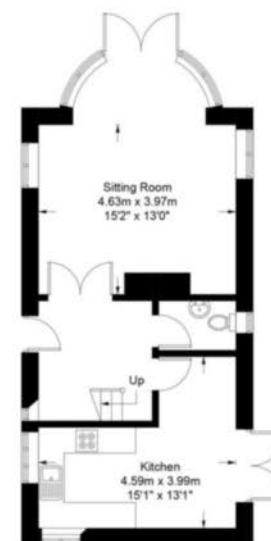


Ground Floor



First Floor

Hitt's House Barn



Ground Floor



First Floor

Hitt's Cottage

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1288604)

THE PROPERTY

Situated on the edge of the much sought-after town of Beaminster, Hitts House is one of the most historic and beautiful properties in this part of West Dorset. First glimpses are most impressive with its attractive ham stone elevations under a slate roof, with original mullion windows. The property is justifiably Grade II* listed and is recorded in the authoritative architectural series Pevsner's Buildings of England, denoting a building of genuine architectural and historical significance. The house is fondly referred to by many locals as the beautiful 'shell house' due to the 18th Century carved wood shell canopy over the doorway to the front of the house.

Hitts House was originally built in the early 1600's as a farmhouse and dairy, forming part of a group of prominent houses constructed in Beaminster during this period when the town prospered through the wool and linen trades. In the early 19th century the house was remodelled reflecting changing tastes, and has been lovingly looked after by the same family for three generations offering a most incredible family home in such a sought-after location with views to the south over the garden and Coombe Down Hill beyond.

The property is currently very well presented but completely untainted by inappropriate modernisation, and offers a purchaser a rare opportunity to own one of West Dorset's finest family homes. The property thankfully retains much of its original character and architectural embellishments such as its original oak staircase, stone mullion windows, flagstone flooring, original cornicing, and traditional yet very flexible layout.

Like many properties of this ilk, the property is most easily accessed via the rear due to easy off-street parking which is worth its weight in gold in Beaminster. One is immediately greeted by a most light and sizeable family kitchen, so rare for this type of property, with the sunshine streaming in from the east in the morning. It has beautiful flagstone floors, and a breakfast area with plenty of room for another kitchen table, along with a window seat and views over the delightful gardens. The kitchen incorporates a number of attractive wall and base units, and an Aga perfectly placed under the original ham stone fireplace. Alongside the kitchen is a cloakroom and space for coats and boots after a long country walk, something that this area in and around Beaminster is so well known for.

The house is wonderfully light with all principal rooms having south-facing windows. On the ground floor is a perfectly proportioned dining room that would also make a very good TV / snug room, with a separate door leading into a fabulous sitting area with a large bay window looking directly over the delightful south facing gardens. There are few better places to sit in the morning with a cup of coffee, or in the evening with a glass of wine, contemplating how lucky you are to live in such a majestic spot! This then leads into the drawing room, again perfectly proportioned with a beautiful ham stone fireplace and wood burning stove, a window seat, and again views over the garden.

To the far end of the house is a study, boot room, and direct access to the gardens. Many of the rooms have original shutters which are all still used.

The incredible oak staircase leads up to the first floor and the principal bedrooms, with three exquisite bedrooms on this floor. The main bedroom is a very good size with an adjoining washroom that could easily be transformed into a lovely and sizeable bathroom. The views over the gardens are stunning, with most also having views over the hills to the north of Beaminster, and the two guest bedrooms are a very good size, and there is also a family bathroom and separate WC.

The far bedroom has a door with its own rather magical spiralling wooden staircase leading down to the kitchen, quite easily forming an annexe as there is also a wooden staircase leading up to the attic bedroom, ideal for children, with wooden beams and windows to either side. This is one of those rooms that very quickly puts a smile on your face and has quite obviously housed many naughty grandchildren!

To the other end of the house is yet another attic bedroom with the most lovely views of the gardens, and large loft currently utilised to house old school trunks and tuck boxes. This does offer huge potential to be developed subject to planning consents. Many similar properties in and around Beaminster have managed to navigate these planning laws with terrific results, with local planners fully appreciating that planning laws are not put into place to prohibit modernisation and enjoyment of the property.





OUTSIDE & COTTAGE

The most delightful gardens lie to the south and rear of the property, a true utopia for children and animals where it is easy to forget that you are a stone's throw away from all the incredible amenities and restaurants that Beaminster is so proud of. A large lawn below two majestic beech trees is perfect for croquet and is a fabulous place for a marquee having hosted numerous family parties and weddings. A yew hedge divides the garden perfectly with a lovely partly walled kitchen garden and even a potting shed.

There is ample parking to the side of the property and a large garage and studio above.

Alongside the main property and offered on a separate title is a fabulous three bedroomed cottage with a very good sized sitting room and its own private and sizeable garden. This is in immaculate condition.

All in all, this is a truly special property in an idyllic yet most convenient location.

LOCATION

Beaminster is justifiably one of the most sought-after towns 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, 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. Nestled in the countryside 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.

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 approximately 7 miles, both with a further range of facilities and supermarkets, including Waitrose.



SPORTING & RECREATION

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 Poole, Salisbury and Bath. The Dorset coastline has been recognised as a World Heritage site and is only a short distance away with its spectacular coastal path.

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 offers transport from Bridport. Private schools include preparatory schooling at Perrott Hill, Sherborne and Sunninghill in Dorchester. Public schools in the area include the Sherborne Schools, Bryanston, Canford, King's Taunton.

PROPERTY INFORMATION

SERVICES:

All mains services are connected. Gas fired central heating.

LOCAL AUTHORITIES:

Dorset Council. Telephone: 01305 251000

COUNCIL TAX:

Hitts House: Band G. Hitts Cottage: Band D.

EPC:

Hitts House; E. Hitts Cottage: D

TENURE:

Freehold with full vacant possession upon completion

VIEWINGS:

Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation by what3words: [///ages.abundance.lighten](#)

From Beaminster Square, head south on the A3066 towards Bridport. Pass The Ollerod and take the left turn (at the takeaway) into Whitcombe Road. Pass the left hand turning to East Street, and the property is on the right hand side.





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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