

Hooke House







Hooke House,

Hooke, Beaminster, , DT8 3PD

Beaminster 4 miles. Bridport 10 miles. Jurassic Coast/West Bay 11 miles.

A handsome and substantial detached former rectory, set in extensive secluded gardens and grounds within the peaceful village of Hooke, surrounded by beautiful countryside

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- Fine former rectory with self-contained office wing/potential annexe
- 5 Bedrooms, 2 bathrooms
- Many original/character features
- Lovely predominantly south-facing gardens and grounds
- Secluded and peaceful village setting
- Very generous 3457sqft
- 3 Reception, conservatory
- 2 Garages plus extensive parking
- In all about 1.7 acres
- Freehold. CTB: G

Guide Price £1,400,000

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THE PROPERTY

Hooke House is a fine, detached, former rectory with lovely private gardens and grounds within the sought after village of Hooke and surrounded by beautiful countryside. It was built in 1865 by the Church of England as the rectory and has very attractive natural stone elevations under a slate roof. The property benefits from not being listed.

The property has been a well loved family home since 2001 and under the long ownership an extensive number of alterations and improvements have been undertaken, together with the building of a self-contained office.

The house contains a whole number of original features, typical of its type and Victorian period, including pine floors, deep skirting boards, high ceilings, stone mullion windows, sash windows, window shutters and window seats, lovely fireplaces including a bespoke Hamstone fireplace, panelled doors and ornate staircase.

It is offered with all modern amenities including oil-fired central heating, 4-oven Aga and a security alarm.

The house principally faces south to the rear, enjoying a lovely aspect over its own gardens and grounds and open countryside beyond.

The accommodation is well proportioned, extensive and very versatile, to suit a whole range of buyers. The self-contained office offers great potential to adapt into an annexe for a dependant relative or long/short term letting unit, or for Air B&B etc. Alternatively, ideal as is for working from home.

The accommodation comprises:

Main House

Ground floor - Entrance porch, reception hall with large understairs cupboard (and double-ended wood burner shared with family room), family room/TV room/library, large drawing room featuring a bespoke local Hamstone fireplace, conservatory, inner hall, bedroom 6/study/home office, cloakroom, large kitchen/breakfast room with larder, utility, back kitchen, boiler/drying room.
First floor - Landing with airing cupboard and access to extensive boarded attic, 5 bedrooms, bathroom/shower room featuring rolltop bath, second bathroom.

The Office Wing

Built over the garages in circa 2005 and is self-contained with external stairs, comprising a very large office with bathroom and cloakroom facilities(easily adapted to create a shower room).













OUTSIDE

A great feature of the property is its lovely setting, being surrounded by its own land, affording great privacy and principally south-facing with the wonderful views.

The house is set well back from the lane and approached through double metal gates on stone piers onto a long driveway leading to a large turning and parking area with access to the two integral garages.

There are extensive well established and well stocked gardens featuring lawns, including the former croquet lawn, mature trees, sunken terrace with well, fruit and veg areas, treehouse and zipwire, former piggery and orchard.

SITUATION

Hooke House is pleasantly situated within the delightful and quiet village of Hooke and within an Area of Outstanding Natural Beauty (AONB), providing excellent riding and walking opportunities.

The attractive town of Beaminster is nearby and offers many excellent amenities including shops, churches, library, primary and secondary schools, doctors' and dentists' surgeries plus a whole number of leisure/community amenities. Hooke Court Nursery School.

The historic market town of Bridport is only a few further miles away to the south and just beyond is the beautiful World Heritage coast at West Bay.

There are excellent road networks to Yeovil, Crewkerne, Bridport and Dorchester, the county town of Dorset.

Crewkerne and Dorchester both have mainline rail services to London and the West Country.

SERVICES

Mains electricity, water and drainage together with a private well. Oil-fired central heating.
A brand new 1900 Bha Atlas oil tank with a 10 year warranty installed October 2026 with new slab lintel base and full building regulation certification.
Broadband - Superfast up to 74Mbps and Ultrafast up to 1800Mbps.
Mobile phone service providers available are EE for voice and data services inside and outside and EE, O2 and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

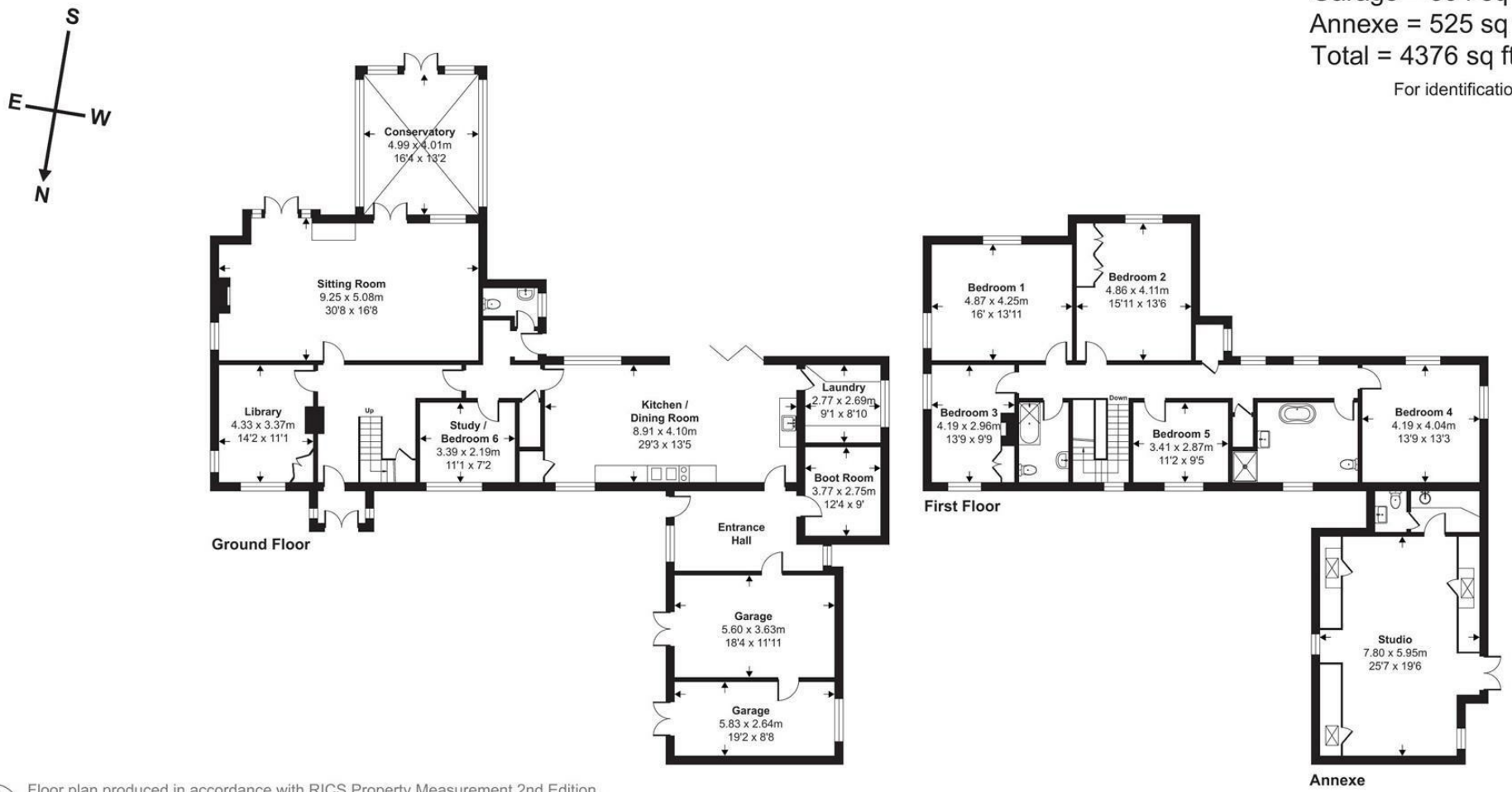
VIEWINGS

Strictly by appointment through the sole selling agents, Stags.

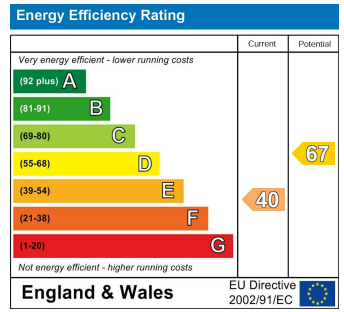
DIRECTIONS

From Bridport join the A3066 to Beaminster and just before entering the town take the 1stt right onto the B3163. After about 2.5 miles turn right, signed Hooke and after about 1.5 miles turn left, signed Hooke. Proceed into the village centre and bear left after the church. The entrance to Hooke House will be seen after only a few hundred yards on the right.
What3words:///hang.foggy.contact

Approximate Area = 3457 sq ft / 321.1 sq m
Garage = 394 sq ft / 36.6 sq m
Annexe = 525 sq ft / 48.7 sq m
Total = 4376 sq ft / 406.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1500478



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