



DERBYSHIRE'S
— *Estate Agents* —

1 Brimley Cottages Stoke Abbott, DT8 3JU

Charming 3-Bedroom Semi-Detached Cottage in Rural Stoke Abbott, Dorset.

Set in a peaceful rural location, this delightful three-bedroom semi-detached cottage offers far-reaching countryside views, plenty of character, and exciting potential. With gardens to the front, side, and rear, along with a gated driveway and single garage, this property provides an excellent opportunity for buyers seeking a countryside home with scope to enhance and make their own.

The accommodation comprises an entrance porch leading into a welcoming hallway with stairs to the first floor. The ground floor features a comfortable sitting room, a spacious kitchen/dining room, and a rear lobby—ideal for conversion into a practical utility space. Completing the ground floor is a bathroom and separate WC.

Upstairs, the property benefits from three well-proportioned bedrooms, each enjoying lovely outlooks across the surrounding countryside.

Outside, the cottage enjoys generous gardens and a private driveway leading to a garage, providing both parking and storage. While the property would benefit from some light refurbishment, it presents a superb opportunity to create a charming family home in a sought-after Dorset village.

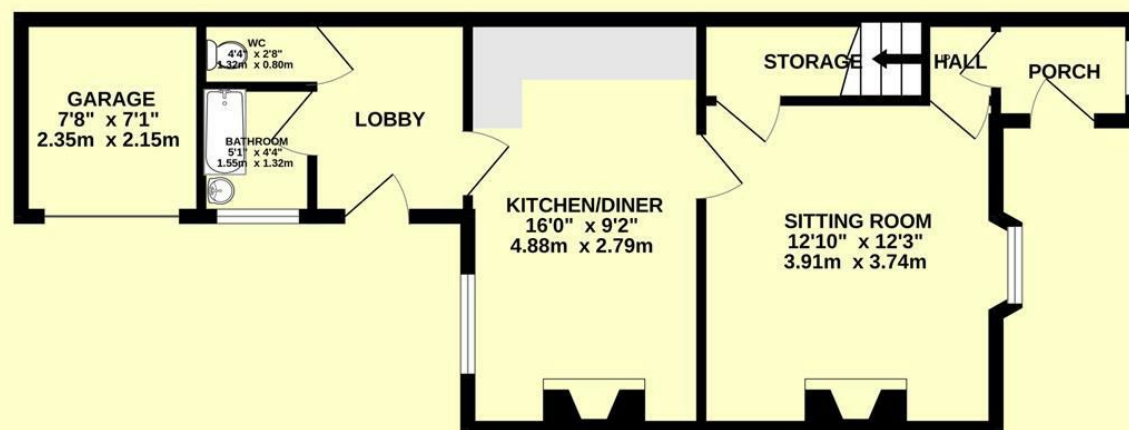


- Semi-detached cottage in rural setting
 - Far-reaching countryside views
 - Three good-sized bedrooms
- Ground floor bathroom & separate WC
 - Scope to upgrade and modernise
 - Gated driveway & single garage
 - No forward chain

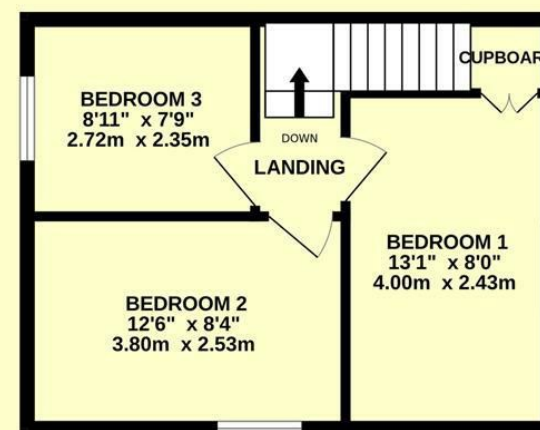
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	77		
	42		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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 Asking Price £275,000

GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions -





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