



# Juniper Barns

Hooke, Nr. Beaminster

# Juniper Barn

Hooke, Beaminster, Dorset, DT8 3NX

A fantastic opportunity to acquire a six property complex within its own courtyard and representing an ideal investment opportunity.

Beaminster 4 miles • Bridport 9 miles • Yeovil 13 miles  
Crewkerne 9½ miles • Dorchester 14 miles  
(All distances are approximate)



## Situation

Hooke is a small village comprising character cottages and larger period houses with a few modern properties surrounded by delightful countryside. In the village is a church but no shop although Beaminster is within approximately four and a half miles which has many amenities including a good range of shops, churches, a library, two schools, health centres, other professional services and many social organisations and sporting facilities. The coast is approximately ten miles to the south and the County Town of Dorchester approximately fourteen miles to the east.

## The Properties

The properties could be used as both long term or holiday lets and viewing is very much advised.

Juniper Barns represents an excellent investment opportunity for either long term or summer holiday lets and comprises five one and two bedroom barn conversions and a separate three bedroom cottage overlooking the courtyard. The barns were converted in 2006 and offer a number of character features including exposed timbers. All master bedrooms have en-suite facilities, all kitchens having fitted oven, hob, hood, refrigerator and freezer (there is no refrigerator or freezer in unit four) and attractive shared courtyard and extensive communal car parking.

## Services

Mains water and electric are connected. Private drainage. Oil-fired central heating.

## Local Authority

West Dorset District Council – 01305 251010.

## Directions

From Beaminster Square proceed south on the A3066 turning left signposted Maiden Newton and Dorchester. Continue out of the town on this road passing the turning on the right to Mapperton. Take the next right turn signposted Hooke and follow this road for approx. 1½ miles. Turn left signposted Hooke and Juniper Barns will be found on the left-hand side.

## Viewing

Strictly by prior appointment with the sole agents Symonds & Sampson LLP. 48 hours' notice will be required to arrange viewings. Further information if required is available from the office on 01308 863100.

## Agents Note

Please note a number of these units are currently rented out and the rentals have not been increased for some time. Our lettings department based in Bridport believe the following numbers are achievable.

	CURRENT RENTAL	POTENTIAL RENTAL
Barn 1	£595.00	£625.00
Barn 2	£595.00	£625.00
Barn 3	£675.00	£675.00
Barn 4	£695.00	£695.00
Barn 5	£575.00	£575.00
The Cottage	£685.00	£750.00

Providing an income of £3,945.00 per month x 12 = £47,340.00 at the full guide price giving a return of 5.41%. We believe this figures to be accurate but cannot be guaranteed. Please be aware that should these properties be rented out as holiday lets over the summer, this return would be significantly higher.



JUNIPER HOUSE

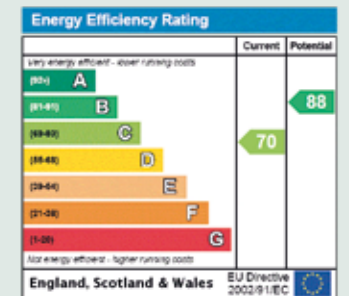
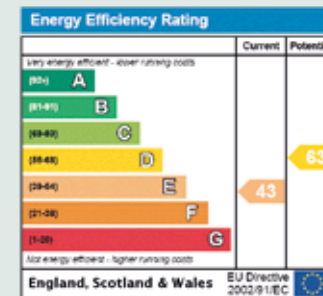
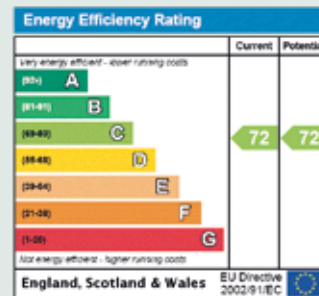
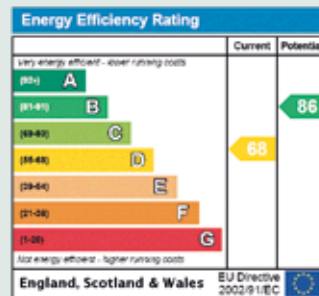
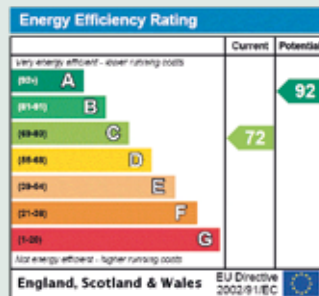
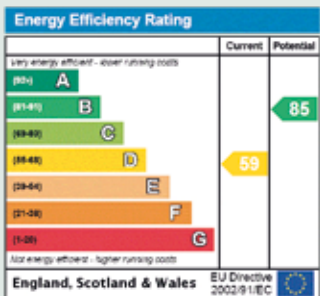
BARN 1

BARN 2

BARN 3

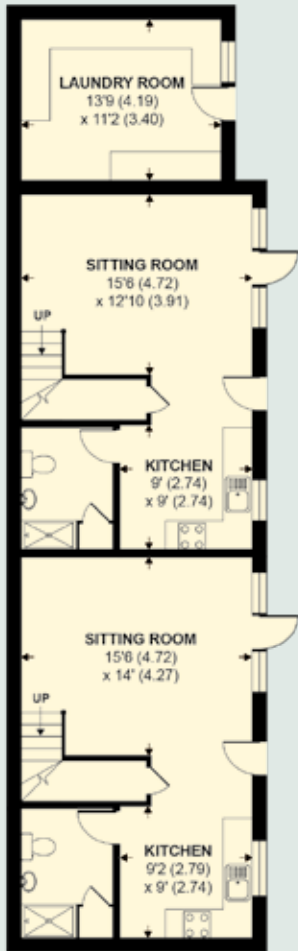
BARN 4

BARN 5



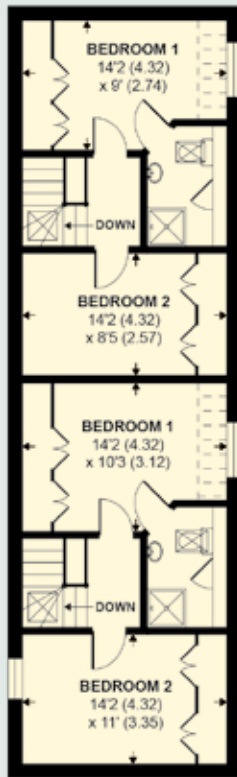


BARN 1: GROUND FLOOR

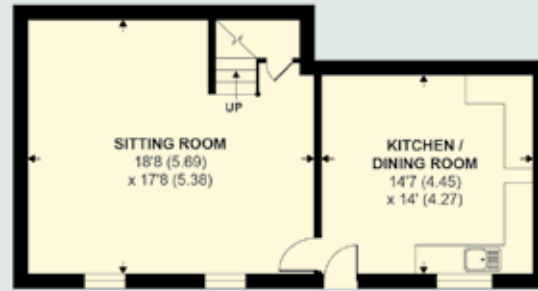


BARN 2: GROUND FLOOR

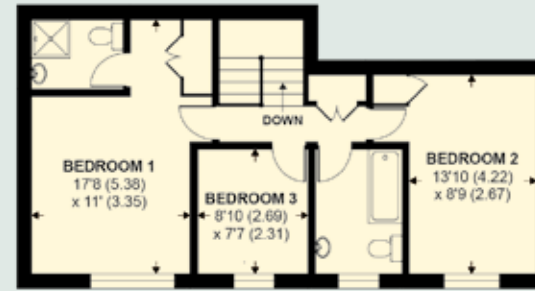
BARN 1: FIRST FLOOR



BARN 2: FIRST FLOOR

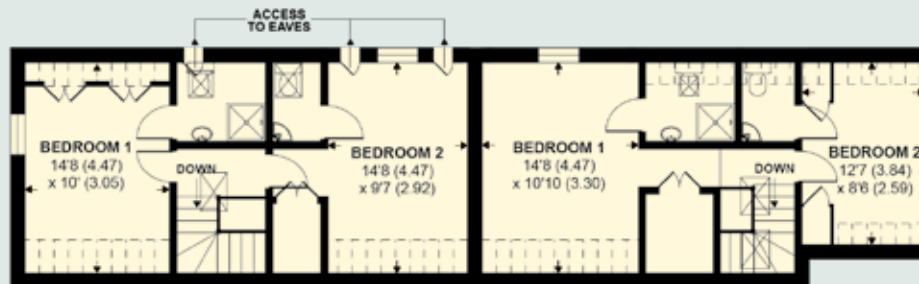


THE COTTAGE: GROUND FLOOR



THE COTTAGE: FIRST FLOOR

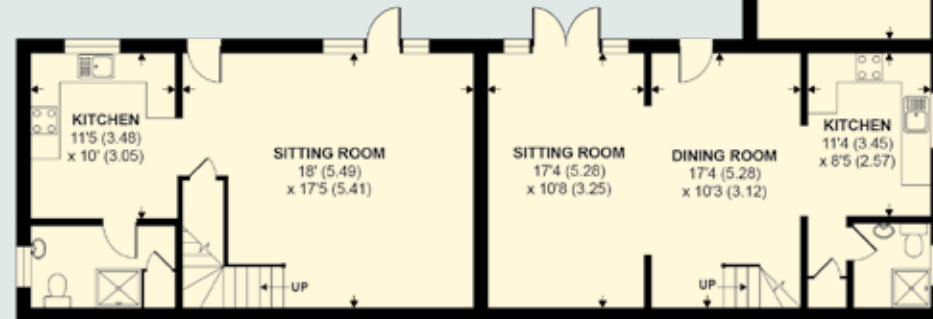
Gross internal floor area: 5104 sq ft / 474.2 sq m.  
(Excludes Restricted Head Height/Includes Laundry Room)



BARN 3: FIRST FLOOR

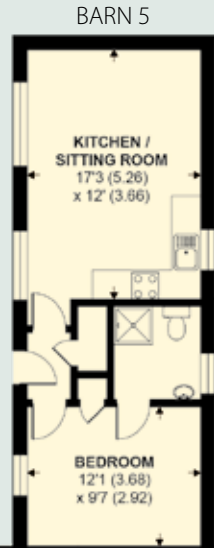
BARN 4: FIRST FLOOR

Denotes restricted head height



BARN 3: GROUND FLOOR

BARN 4: GROUND FLOOR



BARN 5

### Important Notice:

Symonds and Sampson and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Sole Agents:

Symonds & Sampson LLP  
36 Hogshill Street  
Beaminster DT8 3AA  
Contact: Jeremy Smith  
01308 863100  
jsmith@symondsandsampson.co.uk

