



OLD YEW COTTAGE

Broadwindsor, DT8 3QL

Price Guide £450,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

Nestled in the charming village of Broadwindsor, this delightful semi-detached house on Drimpton Road offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining. The house features a well-appointed bathroom, and the layout of the home is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. For those with vehicles, the property boasts parking for two cars. The surrounding village offers a sense of community and tranquillity, while still being within easy reach of local amenities and the stunning countryside that Dorset is renowned for. This property presents an excellent opportunity for anyone looking to settle in a peaceful yet vibrant location.

Situation

The local area*
2.5 x miles – Beaminster
6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)
6.9 x miles – Bridport

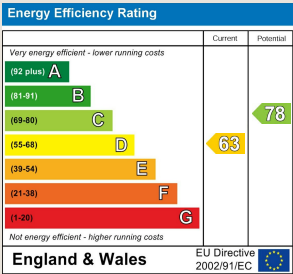
*All distances are approximate and sourced from Google Maps

The local area

Broadwindsor is an active village approximately 2.5 miles west of Beaminster, 13 miles from Lyme Regis and 6.9 miles north of Bridport. Amenities include village hall with a visiting Post Office on Tuesday and Friday mornings, church, primary school, community shop, bakery and an interesting 'craft centre' which has a variety of local studios, hairdressers, nail bar and a restaurant. The village also offers allotments available to residents. The nearest town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

Local Authority

Dorset Council Tax Band: E
Tenure: Freehold
EPC Rating: D



PROPERTY DESCRIPTION

Entrance Hall

Radiator

Cloakroom

Suite comprising hand basin, low level w/c and plumbing for washing machine. Useful storage.

Sitting Room

A charming room with feature brick fireplace with fitted wood burner and bookshelves to one side. Doors to conservatory. Radiator. 2 archways to Dining Room.

Dining Room

A delightful room with radiator and door to conservatory.

Conservatory

A fine room with electric heater and doors to the rear gardens.

Kitchen

A superb room with double drainer sink unit and mixer tap. Good range of cupboards and drawers, fitted dishwasher, oven, hob, extractor fan and fridge/freezer. Timber effect flooring.

First Floor

Galleried Landing

Radiator

Bedroom One

Double wardrobe and views over the village. Radiator.

Bedroom Two

Double wardrobe and radiator.

Bedroom Three

Double wardrobe and radiator.

Bedroom Four

Double wardrobe and radiator.

Family Bathroom

Suite comprising panelled bath with shower attachment, low level w/c, hand basin with cupboard and 2 radiators.

Cloakroom

Suite comprising hand basin, low level w/c and radiator.

Outside

Single garage and parking space.

Gardens

The front garden is bordered by a low stone wall and is planted with shrubs.

The rear gardens which are walled and fenced are an attractive feature and comprise a terrace and shrub borders. Path with access to the garage.

Material Information_

Additional information not previously mentioned

- Mains electric and water.
- Oil fired central heating.
- Mains drainage.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

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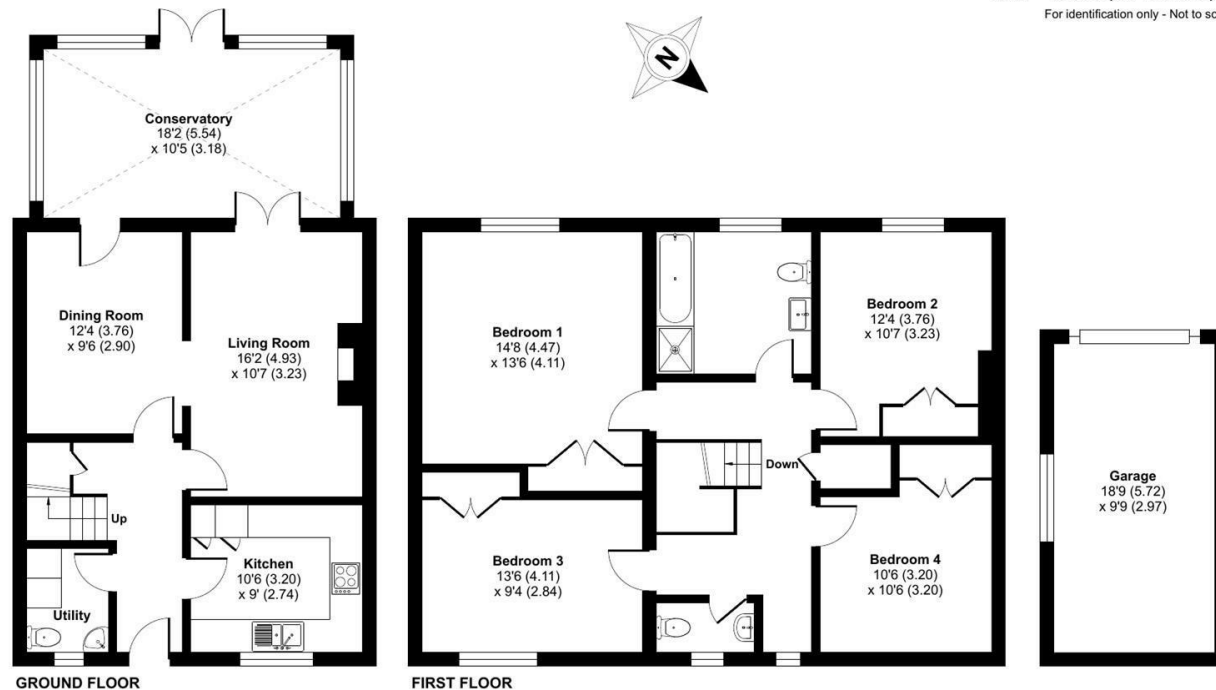
Drimpton Road, Broadwindsor, Beaminster, DT8

Approximate Area = 1623 sq ft / 150.7 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1808 sq ft / 167.8 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). © ncthemcom 2025. Produced for Mayfair Town & Country. REF: 1328425



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01308 862606

beaminster@mayfairproperties.net

IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

