



**The Old Forge, Main Street
Broadmayne. Guide Price £950,000**

**5 Bedroom, 3 Bathroom, 2617sq ft.
Guide Price £950,000**



KEY FEATURES

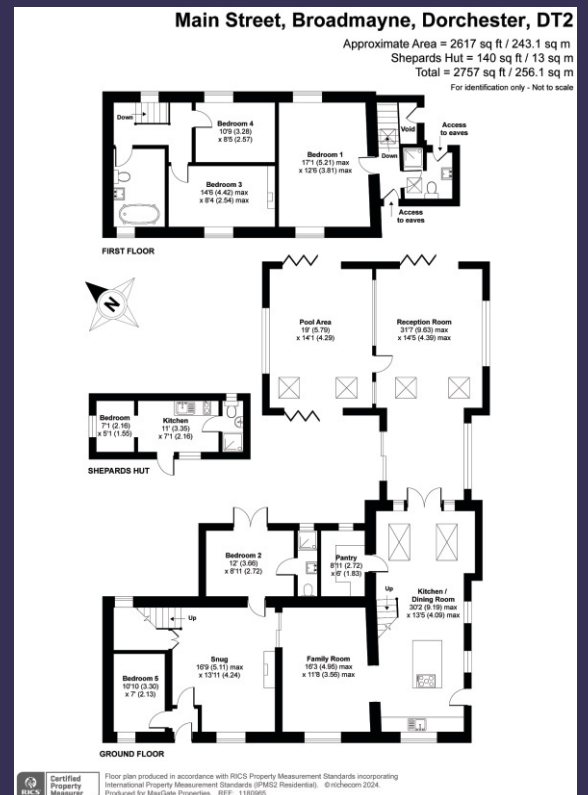
- 5 Bedrooms
- Driveway Parking
- Extensive Modern Extension

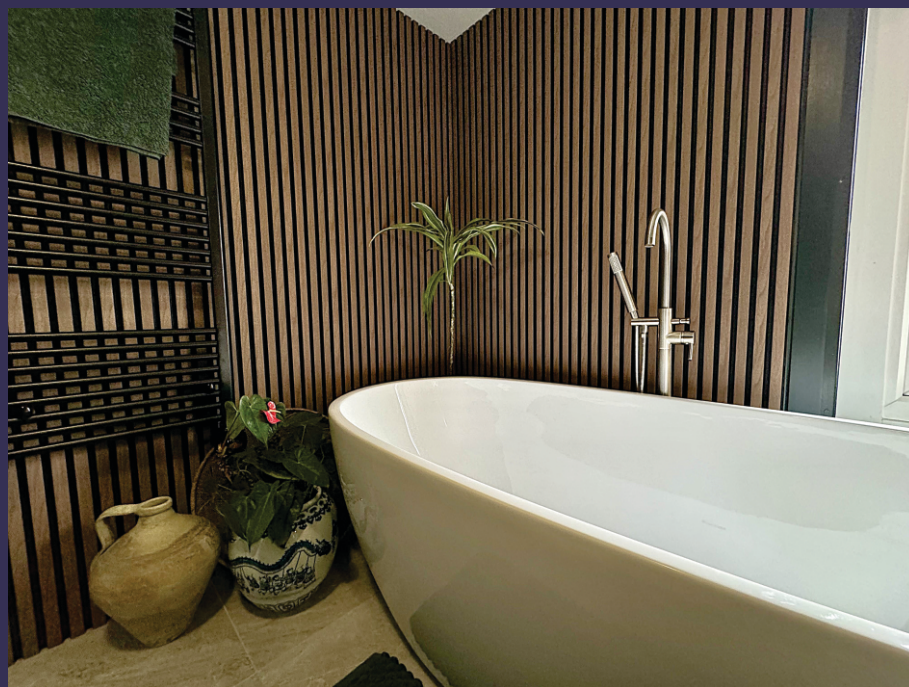


Description

The Old Forge in Broadmayne is the perfect blend of rustic countryside living and sleek modern architecture. This already charming 5 Bedroom property has had the benefit of a bespoke single level extension which almost doubles the original property's ground floor square footage.

This not only increased the living area but has provided the perfect space for a truly unique indoor 17ft Hydropool Swimspa





Key Features

- Underfloor heating
- 12 Solar Panels with 9kw storage battery
- Tesla EV Charger
- Fully Fitted Pantry
- Separate Boot Room
- Newly Fitted main Bathroom
- Double glazing throughout
- Wood burning stove in the snug
- Three Loft spaces all fully insulated
- Combi gas boiler

02/24, 5:10 PM Energy performance certificate (EPC) - Tool an energy certificate - GOV.UK

Energy performance certificate (EPC)

35 Main Street Bardhamner Dorset DT2 4BB	Energy rating C	1841 m ² 1 September 2024
Property type Semi-detached house		Certificate number 7996-3041-1201-2654-4200
Total floor area 238 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rented-properties) <https://www.gov.uk/guidance/energy-ratings-for-rented-properties#energy-efficiency-standards-and-guidance>.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score: 65 (Current) / 65 (Potential)

Rating: C (Current) / C (Potential)

Graph description: A vertical bar chart showing energy ratings from A (top, green) to G (bottom, red). The current rating is C, and the potential rating is also C. The score is 65 for both.

<https://www.energy-certificates.gov.uk/energy-certificates/79963041120126544200/print-us>

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Accessed via a staircase you will find the master floor which includes a large primary bedroom with rustic and bright exposed beams, en suite bathroom with shower cubicle and multiple eave storage areas.

The properties wrap around garden offers a generous lawn area off the pool room with large hanging swing seat, a secluded central courtyard which is perfect for outdoor dining.



A section of the garden has been designated and cleverly fenced with hedgerow to house a private shepherds hut, which has a licence to rent and has been used on Airbnb in the past.