



## 5, Yarn Barton, Broadwindsor, Beaminster, Dorset

A linked detached 3 bedroom modern bungalow situated in a village location with garden, garage and parking.

Guide Price  
**£320,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

**5, Yarn Barton,  
Broadwindsor, Beaminster,  
Dorset, DT8 3QW**

- No onward chain
- Spacious accommodation
- Good order throughout
  - Private garden
- Good local facilities

Viewing strictly by appointment  
Symonds & Sampson  
01308 863100





Welcome to this charming linked detached bungalow, situated in a quiet cul-de-sac in the popular village of Broadwindsor. This property offers spacious and light-filled living accommodation that seamlessly blends an open-plan living room with the dining area, creating an ideal space for both relaxation and entertainment. Adjoining this, you'll find a well-fitted kitchen featuring a number of integrated appliances. The bungalow has a further reception room with a lovely conservatory which provide views of the garden. Coming off an internal lobby you will find three bedrooms, two generous doubles and a well-proportioned single. Wrapping around the rear of the property is a private enclosed garden. To the front is parking for two cars and a single garage. This wonderful bungalow presents the perfect opportunity to find your dream home in a truly inviting village setting. Double glazing throughout. Oil fired central heating. Early viewing is recommended.

#### Accommodation

The property is laid out as follows

Entrance door into lobby which has a back door out to the garden and a door into a useful cloakroom with white basin set in a vanity unit and a W.C. Two doors open into the property from the lobby, one leads into the main living area and the other into the kitchen.

The main living area is open plan, spacious and very light. It is in an L-shape and has a feature electric fire which is wall mounted. There is plenty of space to accommodate a family.

As you move through this area you find the dining area which then flows into the kitchen. It has plenty of space for a table and chairs to seat six - eight people.

There is also a conservatory which comes off the rear of the living area. This additional reception room provides pretty views over the garden.

The shaker style kitchen is finished in a light cream. It comprises of a range of wall and floor units, some glazed. The complimentary worksurface comes with an attractive speckled finish. Integrated items include an electric hob with an extraction fan over, inset oven, fridge/freezer and a compact size dishwasher. There is space for a washing machine. Stainless steel sink under the window.

An internal hall comes off the dining area and has doors leading off to all three bedrooms.

The dual aspect master bedroom is particularly generous and has views which extend over the cul-de-sac and beyond to the surrounding countryside.

There are a further two bedrooms. The guest bedroom is again a very generous double whilst the third bedroom is a spacious single with excellent built-in storage across one wall.

The family shower room comprises of curved double shower cubicle, white basin over a vanity unit and a W.C.

#### Outside

To the front of the property is a lawned area with decorative shrubs. A drive provides parking for two to three cars. The drive takes you up to a single garage with an up and over door.

The garden is a lovely private space which is found to the rear and side of the bungalow,

packed with mature trees and shrubs, it is full of colour and interest. The layout of the garden is as follows, a path goes around the bungalow close to the building, off this path is the main lawn which is then edged in mature bushes creating a perfect place to relax.

#### Situation

Broadwindsor is an active village approximately 3 miles west of Beaminster, 13 miles from Lyme Regis and 6½ 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.

#### Services

Mains water, electricity and drainage are connected. Oil-fired central heating.

Broadband - Standard and superfast is available.

#### Mobile phone coverage

##### Indoor

02/vodafone - you are likely to have good coverage for voice and data.

3/EE - you should not expect to receive a signal.

##### Outdoor

EE/3/Vodafone/02 - you are likely to have good coverage for voice, data and enhanced data.

(information from <https://www.ofcom.org.uk>)

Local Authority  
Dorset Council - 01305 251010  
Council Tax Band D.

**Property Information**

There are no planning application agreed or presently pending which will effect this property in our opinion.

Very low risk of river/sea flooding. Low risk of flooding by surface water

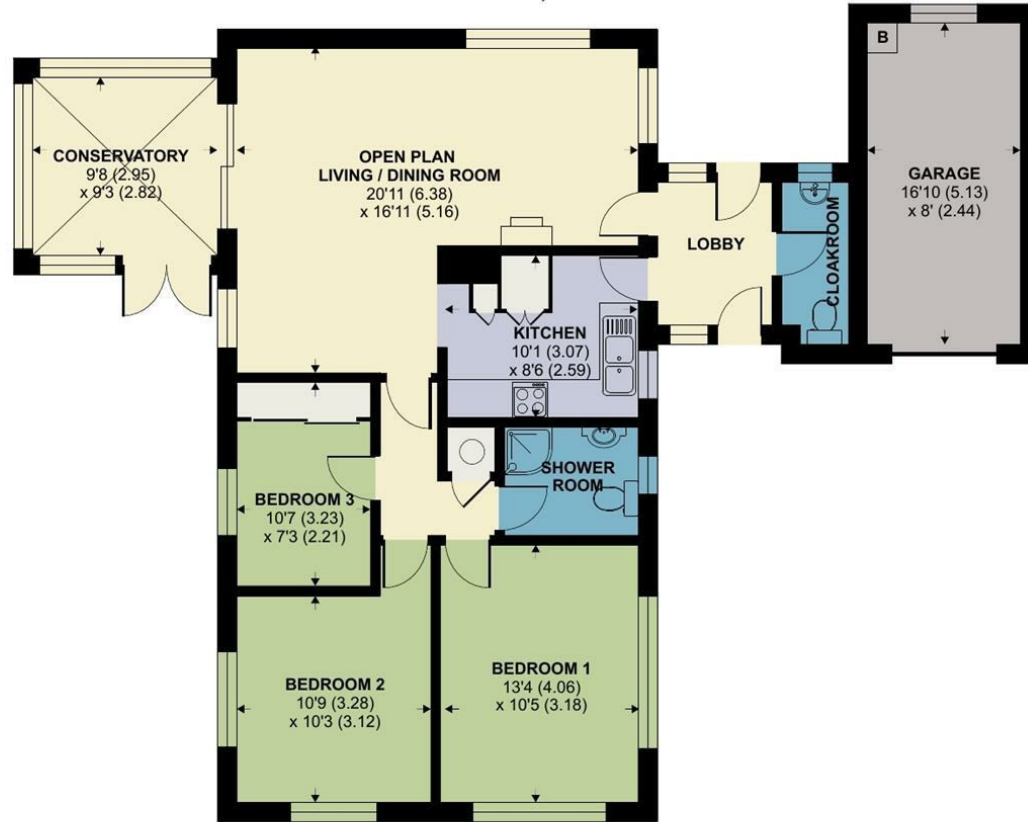
Information can be found via <https://planning.dorsetcouncil.gov.uk>



# Yarn Barton, Broadwindsor, Beaminster

Approximate Area = 1157 sq ft / 107.4 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

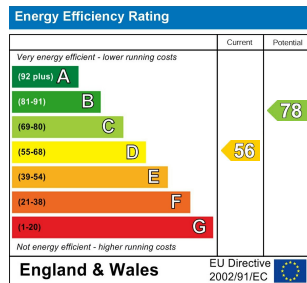


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Symonds & Sampson. REF: 1013086



**Directions**

From our Beaminster office turn right and continue to the mini roundabout bearing left signposted Broadwindsor. Continue into the village and down the one way system. Proceed on the B3162 signposted Drimpton. Just past the primary school on your left turn in left to yarn Barton, follow the road around and take the first left. Number five will be found at the top slightly to the left.



CC-C/3514/31.7.23 amended 29.9.23, 22.2.24

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