

Bracombe

Drimpton Road • Broadwindsor • Dorset



Symonds
& Sampson

ESTABLISHED 1858





Bracombe

Drimpton Road, Broadwindsor, Beaminster, Dorset DT8 3RS

West Bay 10.6 miles • Dorchester 21.4 miles • Exeter 38.8 miles
London Waterloo 2 hours and 45 minutes
(Distances & times approximate)

An extended, individual country residence offering spacious accommodation with gardens, land and outbuildings.

In all about 2.34 acres (0.95ha)

For Sale by Private Treaty

Sole Agents:
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Beaminster, Dorset DT8 3AA
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Situation

Situated just outside of the village of Broadwindsor which 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 centre, other professional services and many social and sporting facilities.

The Property

Welcome to this individual, attractive property, nestled in a semi-rural location, where natural beauty abounds. This impressive family home has been thoughtfully extended and improved to a high standard, resulting in a residence that seamlessly blends charm with modern comforts. Situated on an expansive plot of 2.34 acres, the property boasts a stunning garden that transitions gracefully into two paddocks, one of which is bordered by a gentle, meandering stream. The interior of the house offers spacious accommodation spread across two floors. You will find two elegant reception rooms, including a delightful sitting room and a garden room that stretches across the rear of the property, providing captivating views of the picturesque garden. This property also offers a snug and office/craft room downstairs. Additionally, the kitchen breakfast room with its large central island, bespoke joinery, granite worktops and

- 2 storey, 4 bedrooms, 4 reception rooms plus 2 en-suites
- Open southwest facing rear aspect with country views
- Quality features throughout
- Manicured Gardens
- Pastures land in all about 2.34 acres (0.95ha)
- Substantial modern detached hamstone outbuilding
- Council Tax Band E



Esse stove is another wonderful space. There are four double bedrooms, all with built in wardrobes. The master bedroom is wonderfully light and airy and of generous proportions with a luxurious shower ensuite and lovely country views. This desirable property is further enhanced by its array of external buildings, including a stable, wood store, and a substantial, modern detached ham stone outbuilding that brims with untapped potential. The land itself offers fertile pasture, complete with access to water, ensuring ample opportunities for both leisure and agricultural pursuits.

Accommodation

The property is laid out as follows:

Through the brick pillared porch, the entrance door opens into the hall with beautiful large natural stone tiles which also flow into the kitchen, and a bespoke oak staircase rising to the first floor. Cloakroom with white basin and W.C. A rear door opens out to the garden. Doors leading off to most principal rooms.

The kitchen breakfast room is the perfect place to cook, eat and relax. This generous room offers plenty of space to entertain with an inglenook fireplace as its central feature. Here a multifuel Esse stove has been fitted. There is a large bay window which is the perfect place to dine and enjoy the views. The kitchen itself comprises of a range of shaker style units topped in solid wood interspersed with some bespoke items including a floor to ceiling pantry cupboard and oak cabinet. Central to the kitchen area is a glorious free-standing island, another bespoke item by Mike Gummer of Chard, topped in granite, it is a stunning addition to the room. Integrated items include a gas hob, eye level double oven and grill, fridge/freezer, microwave and dishwasher.

The utility/laundry room is set down the hall providing easy access out to the main garden. Here you will find a range of shaker style units topped in a laminate work surface. There is space and plumbing for a washing machine and tumble dryer. The oil-fired boiler is located here. A bespoke floor to ceiling cupboard runs across one wall for additional storage.







The dual aspect sitting room is a comfortable room with a Jotul cream multifuel/wood burner as its central feature. This room then leads onto the second reception room, garden room.

The garden room runs most of the length of the rear of the original property. Floor to ceiling windows provides the perfect view over the colourful garden which wraps around the side and rear of the property. French doors open out to a terrace, perfect for breakfast.

There are two further reception rooms, a snug with a small multifuel stove and an office/craft room. Both offer a great place for relaxation, work or hobbies.

Moving upstairs, there are four double bedrooms off the galleried landing with its Velux window. All are dual aspect with country views. The large master is a room of note looking out over the garden and beyond to the pastureland. There is excellent built-in storage, with two double and two single wardrobes. The ensuite comprises of a walk-in double shower,

basin and W.C. The guest bedroom also offers an ensuite for the comfort of your guests.

The family bathroom comprises of a shower and a bath with a floating vanity unit/basin and a floating W.C.

Please see floorplan for accommodation and measurements.

Outside

The grounds of the house total 2.34 acres (0.95 ha). As you enter the property there is a large gravel parking area and also located here is the modern hamstone open barn and secure store. Passing through the open front there is a doorway which leads to a separated area and staircase to a boarded storeroom in the loft area which extends the length of the building. This building, currently used as a store, is packed with potential for any number of uses, subject to PP.

Other outbuildings include a stable with tack room adjoining, which has direct access to the fields. There is also a separate large woodstore with further covered outdoor storage.

The garden has been lovingly created by the present owner and is a picture of beauty. Two raised terraces come off the



property and lead you down onto the lawns where you find sweeping beds full to the brim with numerous colourful shrubs and flowers. There are various defined areas including a gravel garden. The garden is edged by a beech hedge. Moving through an archway in this hedge you enter the large productive garden with its many fruit bushes. Beyond is the fruit orchard with a variety of trees including apple, pear, plum and damson.

The land is separated into two paddocks. The first, with its wildflowers, is awaiting its yearly cut for hay. This meadow has a gentle incline. Moving through, past the Alder trees, you find the second paddock. This is more level and is cut. This field is edged on one side by the Little Axe stream.

Services

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

Broadband – Standard and Ultrafast broadband is available.

Mobile phone coverage

Three and Vodafone - you should expect to receive a signal for voice and data indoors.

EE and O2 - you should only expect to receive a signal for voice indoors.

EE/3/Vodafone/O2 you should expect to receive a signal for data/enhanced data and voice outdoors.

Information from <https://www.ofcom.org.uk>

Local Authority

Dorset Council – 01305 251010. Council Tax Band E.

Property information

Flood risk:

very low risk of surface water flooding

very low risk of flooding from rivers and the sea

Planning

There are no current planning applications that we believe





will impact this property.

Details of which can be found via: <https://planning.dorsetcouncil.gov.uk>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal adviser or call the office if you would like to discuss prior to making a viewing.

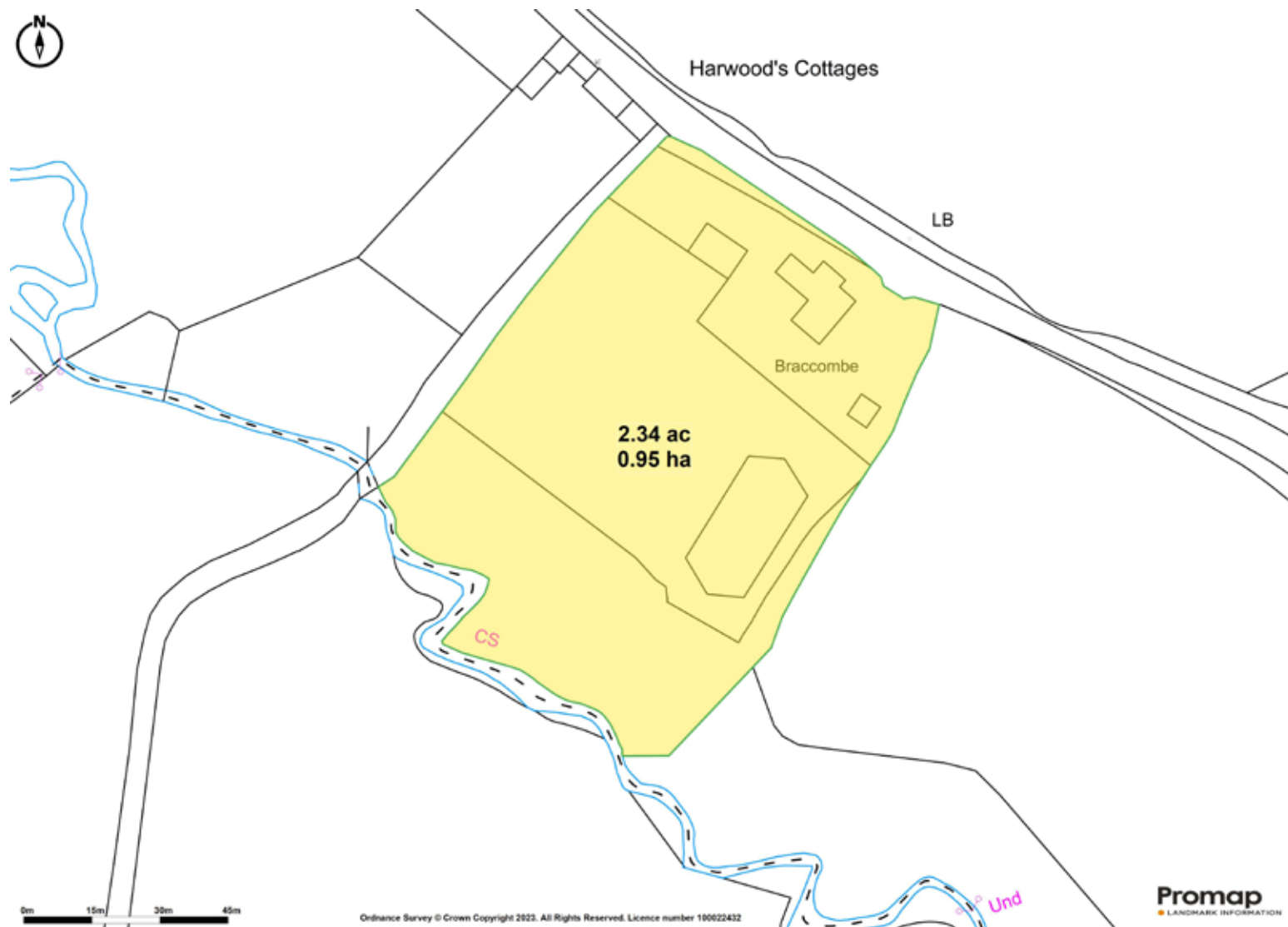
Directions

From Beaminster proceed on the B3163 into the village of Broadwindsor. In the centre of the

village continue on the B3162 signposted Drimpton. This property will be found on the left-hand side just past Bladgon Farm on the right.

Viewing

Strictly by prior appointment with the sole agents Symonds & Sampson LLP. Further information, if required is available from the Beaminster Office on 01308 863100.



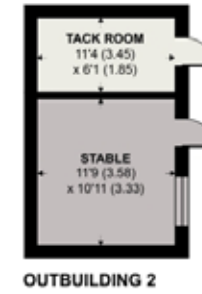
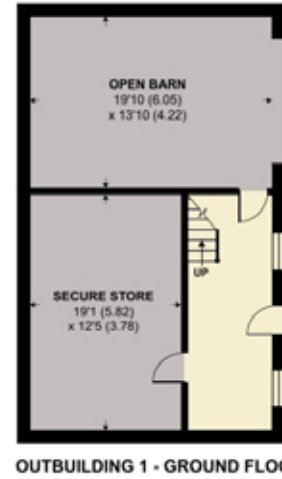
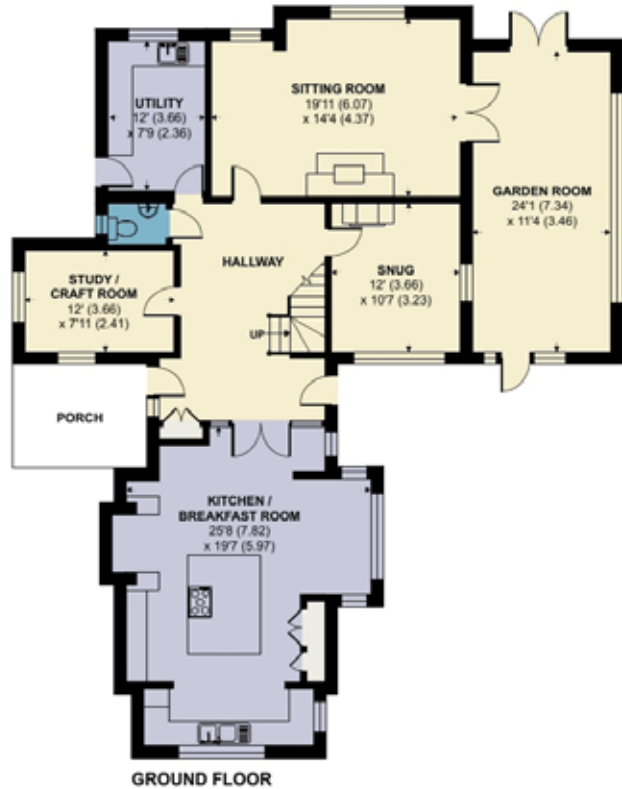
Drimpton Road, Broadwindsor, Beaminster

Approximate Area = 2802 sq ft / 260.3 sq m
 Outbuildings = 1626 sq ft / 151.1 sq m
 Total = 4428 sq ft / 411.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
30-35	A		
21-30	B		
13-21	C		
8-13	D		
3-8	E		
1-3	F		
0-1	G		
Star energy eff. ref. - higher ratings are best			
England & Wales			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Symonds & Sampson. REF: 1010670



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