



Symonds  
& Sampson

## 2 West Way

West Street, Broadwindsor, Beaminster, Dorset



# 2 West Way

West Street  
Broadwindsor  
Beaminster  
Dorset DT8 3QQ

A charming period cottage blends modern comforts with traditional character, offering generous living space with three bedrooms, an attic bedroom, and two extensions. With a pretty garden, parking for numerous cars, and a desirable village-edge location.



- Semi-detached cottage
  - Three bedrooms
    - Attic room
- Three reception rooms
  - Modern kitchen
  - Separate utility room
  - Modern Bathroom
  - Enclosed rear garden
- Parking for numerous cars

Guide Price £475,000

Freehold

Beaminster Sales  
01308 863100

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## DWELLING

This period cottage circa 1800 boasts many modern comforts whilst maintaining its cottage charms. With three bedrooms plus an attic bedroom and two extensions it offers generous living accommodation and is in excellent decorative order. Outside there is a pretty garden and parking for numerous cars. Situated on the edge a village which has great facilities and road links to larger towns and the coast, it is a very desirable purchase. Early viewing is strongly advised.

## INTERNAL

The front hall features a staircase to the first floor and leads to a cosy family snug with a multi-fuel burner. The central dining hall seats up to eight and connects to the dual-aspect lounge with sliding doors to the garden and a modern kitchen with high-gloss units, granite-effect surfaces, and fitted appliances.

A utility room offers ample storage, counter space, and slots for a washer and dryer, with access to the garden and a cloakroom.

Upstairs, three double bedrooms—some with built-in storage—share a spacious family bathroom with a double shower, bath, and double sink. A staircase leading to a bright attic room with built-in storage, ideal for various uses, including a bedroom or home office.

## OUTSIDE

The front features a charming gravel garden with a pathway leading to the entrance. At the rear, a picturesque west-facing cottage garden is primarily laid to lawn, complemented by mature flower and shrub borders. Indian stone paving from the front gate to surrounding the property leading to a large sun terrace with a well appointed summerhouse.

Additional storage is available in a spacious garden shed.

Beyond double gates, the off-road parking area is impressively generous, accommodating numerous cars.

## SERVICES

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

Dorset Council - Tax Band C.

Broadband: Standard is available.

Mobile phone coverage

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

EE/Vodafone/02 you should expect to receive a signal for

data/enhanced data and voice outdoors.

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

## MATERIAL INFORMATION

There are no current granted planning applications within the postcode which will affect the property, which we have been made aware of.

<https://planning.dorsetcouncil.gov.uk/searchresults.aspx>

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.

## 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 public house, village hall, church, primary school, community shop with a visiting Post Office on a Tuesday and Friday mornings and an interesting 'craft centre' which has a variety of local studios and a tea room/restaurant. 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.

## DIRECTIONS

What3words ///cluttered.eyelid.starlight





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		71
(61-81) B		
(49-60) C		
(39-48) D		
(29-38) E		
(21-28) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

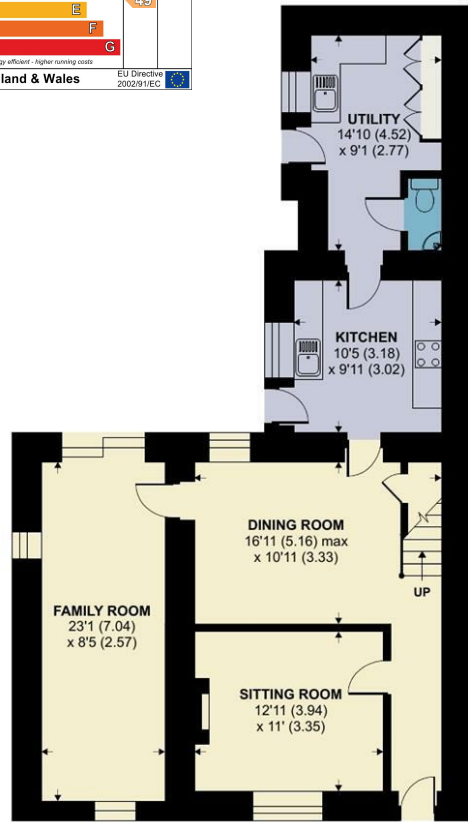
## Westway, West Street, Broadwindsor, Beaminster

Approximate Area = 1594 sq ft / 148.1 sq m

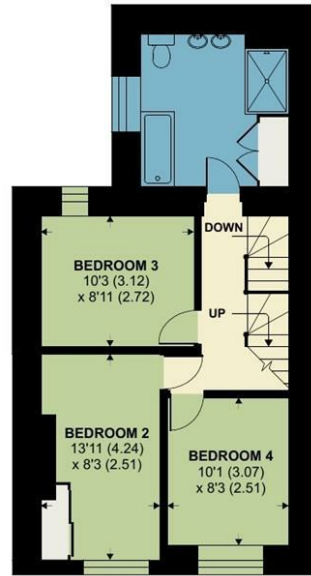
Outbuilding(s) = 129 sq ft / 12 sq m

Total = 1723 sq ft / 160.1 sq m

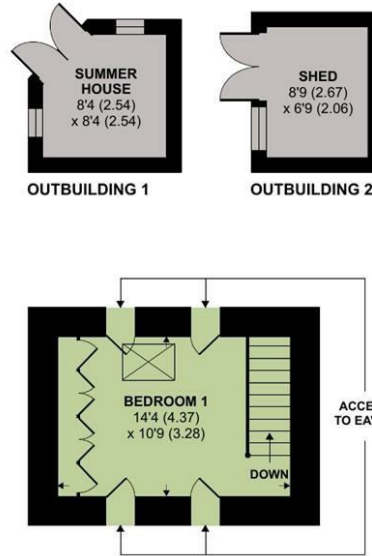
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1258669



BEA/3689/MED/6.3.25



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