



The Linhay, West Street, Broadwindsor, Beaminster,

Three-bedroom semi-detached cottage situated on the out-skirts of the highly desirable village of Broadwindsor.

Guide Price
£450,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Linhay, West Street, Broadwindsor, Beaminster, DT8 3QQ

- Semi-detached
- Three double bedrooms
- Two reception rooms
- Two bathrooms
- Enclosed rear garden
- Parking for two cars
- Garage

Viewing strictly by appointment
Symonds & Sampson
01308 863100





This stunning cottage offers a wealth of features, including three bedrooms, two reception rooms, two bathrooms, and picturesque gardens. Previously used as a second home, it is the perfect lock-up-and-leave property, accommodating the entire family's needs. On the ground floor, you'll find a modern kitchen with adjacent dining space, a spacious sitting room, and a large conservatory. Upstairs, there are three bedrooms and a family bathroom. The main bedroom spans the depth of the property, creating a light and airy dual-aspect room. The property is fitted with uPVC double glazing on the front aspect and secondary glazing on the rear and has oil fired central heating throughout. Additionally, it includes a single garage and parking for two cars beside the neighbouring property. Early viewing is strongly advised.

Internal

The property is laid out as follows:

A partially glazed front door leads into the hallway with a coat/shoe cupboard. There are doors leading to the kitchen and lounge and access to the first floor via the stairs.

The carpeted sitting room is triple aspect with an open wood burning fireplace with French doors leading into the garden and a door into the double glazed and centrally heated conservatory.

The kitchen is located to the rear of the property with a variety of base units and a larder cupboard and space for free standing cooker, fridge and freezer. Off the kitchen is a spacious dining room with a multi fuel stove.

On the rear aspect is a practical utility area with doors leading into the garden and shower room. The shower room comprises of a white suite with walk in electric shower cubicle, WC, wash hand basin and heated towel rail.

Upstairs a large landing gives access to three double bedrooms, bathroom and airing cupboard. The main spacious bedroom is double aspect with built in wardrobes.

The family bathroom comprises of a white suite with WC, wash hand basin and bath with shower screen.

External

There is a boiler room/workshop attached to the conservatory that gives access to the front and rear of the property.

The good size enclosed rear garden has a variety of plants and shrubs bordered by a small stream. There is also a small brick garden store.

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.

Property information

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.

Local Authority: Dorset

Council Band: E

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>

The Government's flood risk assessment at <https://check-long-term-flood-risk.service.gov.uk/risk#> gives the flood risk of an area, not a specific property. The owners report there has been no issues for this property with flooding during their or previous ownerships.

Services

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

Broadband: Standard is available.

Mobile phone coverage

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

The Linhay, West Street, Broadwindsor, Beaminster

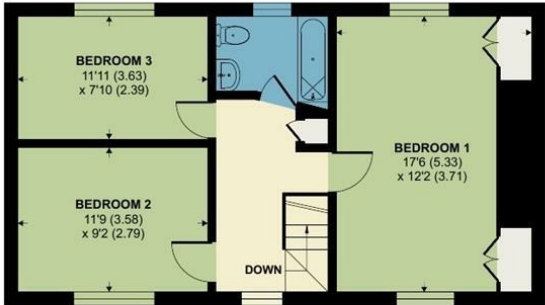
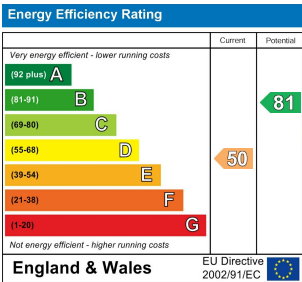
Approximate Area = 1354 sq ft / 125.7 sq m
Outbuilding = 94 sq ft / 8.7 sq m
Garage = 127 sq ft / 11.7 sq m
Total = 1575 sq ft / 146.1 sq m

For identification only - Not to scale

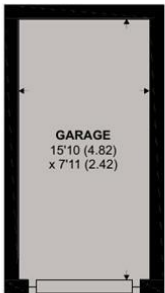


Directions

From Beaminster at the mini roundabout bear left signposted Broadwindsor and follow this road into the village. In the centre of the village take the road signposted Axminster and Lyme Regis and just after the bend, The Linhay can be found on the Right.



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1134384



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