



Symonds  
& Sampson

# High Street House

High Street, Broadwindsor, Beaminster, Dorset



# High Street

High Street  
Broadwindsor  
Beaminster  
Dorset DT8 3QP

A most attractive attached Grade II listed building, formerly a Malthouse which provides extensive living accommodation together with outbuildings and loft above.



- Five bedroom semi-detached house
  - Grade II listed
  - Four double bedrooms
  - Three reception rooms
    - Spacious kitchen
    - Landscaped gardens
- Separate studio/ outbuilding
  - Parking

Guide Price £600,000

Freehold

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)





## DWELLING

A charming Grade II listed stone period home in the heart of Broadwindsor, featuring five bedrooms, beautifully landscaped gardens, and a separate stone-built studio. Includes modern kitchen, characterful living spaces, and off-street parking. Formally a Malthouse, the property offers an exceptional amount of space from its five reception rooms, four double bedrooms, one single bedroom and landscaped gardens.

## INTERNAL

Entry to the property is via a wooden door, opening to stairs that lead down into the first reception room, with a WC conveniently located to the right. This spacious reception room features exposed wooden beams, carpeted flooring, and a staircase rising to the upper floor, along with doorways to all other principal rooms. The second reception room is also generously sized and includes similar character features. At the rear of the property is a cosy sitting room with a feature fireplace and windows overlooking the enclosed garden.

The modern kitchen/breakfast room is fitted with a range of shaker-style base and wall units, topped with solid wooden worktops. It includes high-spec integrated appliances, such as a Rayburn (providing heating and hot water), an electric double oven, and a hob. There is ample space for a dining table and chairs to seat four, with direct access to the rear garden. Adjacent to the kitchen is a practical utility room with plumbing for a washing machine and an additional garden door.

Upstairs, the property offers four double bedrooms and one single bedroom, currently used as a study. The main bedroom also benefits from a private shower.

The family bathroom is well-appointed with a white suite, including a walk-in shower, WC, wash hand basin, and a corner bath.

## EXTERNAL

To the side of the property is a parking space for one vehicle, with additional parking available at the rear.

The beautifully landscaped gardens are a standout feature, thoughtfully planted with a variety of mature shrubs and small trees. A raised, decked sun terrace provides the perfect spot for outdoor relaxation, with a charming wildlife pond nearby. Toward the rear of the garden is the oil tank and a gate giving access to the detached studio and further parking area.

The studio, also constructed from solid stone, was previously used as a music recording space. It comprises a practical ground floor room, with an additional versatile room on the first floor.

## MATERIAL INFORMATION

Please note that the garden and studio are held on a long-term leasehold agreement, with approximately 3,565 years remaining. The driveway is shared with neighbouring properties and is owned by the property to the rear. The right side neighbour, holds a right of access across the parking area maintenance to their property, although the current vendor advises that this right has not been

exercised during their ownership. There is no service charge or ground rent payable in relation to this arrangement.

There are no current planning permissions in the this postcode that would effect 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 advisor or call the office if you would like to discuss prior to booking a viewing.

## SERVICES

Mains water, electric and drainage are connected.

Broadband - Superfast broadband is available. .

Mobile phone coverage -  
Vodafone/02- You are likely to have coverage for voice and data indoors.  
EE/Vodafone/02 - You are likely to receive a signal for voice and data outside.

## DIRECTIONS

Wah3words ///mango.nicknames.flagging

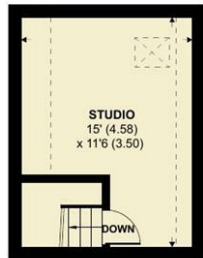




## High Street, Broadwindsor, Beaminster

Approximate Area = 2076 sq ft / 192.8 sq m  
Limited Use Area(s) = 100 sq ft / 9.2 sq m  
Annexe = 378 sq ft / 35.1 sq m (Include stable)  
Total = 2554 sq ft / 237.1 sq m

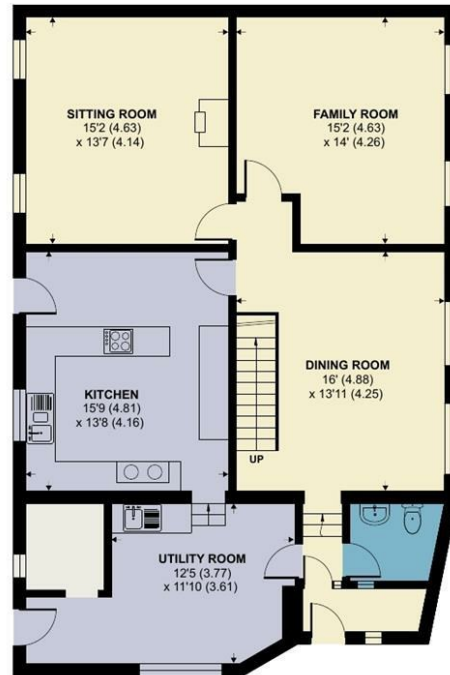
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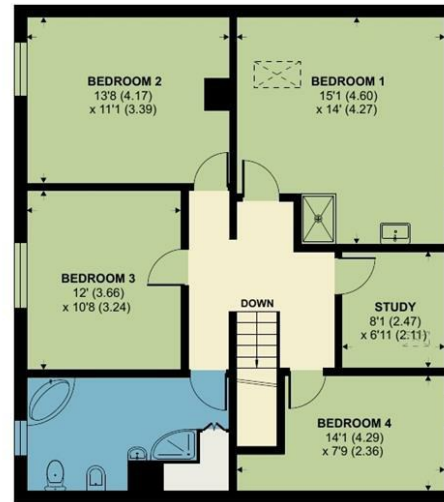
ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



GROUND FLOOR



FIRST 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: 1288747



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(27-38) F	26	
(1-26) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



BEA/3718/MED/12.5.25



01308 863100

beaminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
36, Hogshill Street,  
Beaminster, Dorset DT8 3AA



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