



## FORE PLACE THE SQUARE

Broadwindsor, DT8 3QD

Guide Price £450,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Fore Place is a handsome Grade 2 Listed period property in the centre of the village comprising a large beautifully presented four bedroom town house, a traditional shop and, next door, a one/two bedroom cottage in need of refurbishment. The main house has recently had a refurbished & insulated roof, new thermostore hot water and heating, rewired and replumbed. The cottage is currently adjoining but could easily revert to a totally separate dwelling. Just across the lane at the side is the village green which offers great amenity with lawns and a children's playpark enclosed by hedges. The property is set back from the road with a forecourt that can provide easy private parking for one vehicle. Other unrestricted public parking is available nearby. The adjoining cottage is to the rear and side of the property, on Church Path.

## Situation

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## Local Authority

Dorset Council Council Tax Band: E

Tenure: Freehold

EPC Rating:



# PROPERTY DESCRIPTION

## Entrance Hallway

Stripped Pine doors off to most ground floor rooms. Rear hall has door out to Courtyard Garden. Stairs rise to First Floor.

## Sitting Room

14'9" × 11'2" (4.50 × 3.40)

The Sitting Room, which overlooks the village square, has a large multifuel woodburning stove as a focal point. It sits on a flagstone base adding character and assisting the thermo-store heating system.

## Kitchen

11'8" × 11'1" (3.56 × 3.38)

Stunning craftsman made Kitchen with flagstone flooring and bespoke solid wood kitchen units with integrated appliances including a 5 ring Bertazzoni LPG range cooker with electric double oven, built in fridge/freezer and dishwasher, under quartz style work surfaces. There is a Belfast sink set under a large window which overlooks the Courtyard and the Church Tower. Built in seating which provides additional storage and a large bench table. A "Little Wenlock" stove truly makes this the heart of the home. Door off to Rear Lobby and Downstairs WC.

## Utility / Downstairs WC

The Rear Lobby has a sink. Beyond there, the WC has close coupled white toilet and space and plumbing for a washing machine and tumble dryer.

## First Floor Landing

Stripped Pine doors off to first floor rooms. Airing cupboard with thermostore heating system and hot water tank. Window to side aspect.

## Bedroom 1

14'4" × 11'2" (4.37 × 3.40)

An expansive double bedroom with large sash window to front aspect.

## Bedroom 2

13'8" × 11'0" (4.17 × 3.35)

Another generous double bedroom. Large sash window to front aspect.

## Bedroom 3

10'3" × 8'1" (3.12 × 2.46)

Window to front aspect.

## Bedroom 4

12'0" × 11'4" (3.66 × 3.45)

Double bedroom with window to side aspect.

## Bathroom

The Bathroom, in keeping with a period property, has a claw foot bath with rainfall shower and glass screen, heritage style toilet, wash hand basin and an airing cupboard. There is also a heated towel rail and an extractor fan. Window to rear aspect overlooks the Courtyard and Church Tower.

## Courtyard

A very private Courtyard with a small upper garden level. There is a small store adjacent to this garden level.

## Shop

15'10" × 13'0" (4.83 × 3.96)

Traditional double fronted shop accessed from the Hallway or customer entrance from The Square in the centre of the front elevation. Fully glazed to the front aspect, this is a lovely light room which could be repurposed for many uses (STPP) such as home office, artist's studio, exhibition space, additional reception room or even a downstairs bedroom. The main house is immaculate, but the Shop does need some refurbishment.

## Cottage

This adjoining cottage is in need of refurbishment but has benefitted from a new roof. It has its own front door on Church Path (which is a no through road, not a path).

Currently there is also a door from the main Hallway into the cottage Kitchen.

Aspect refers to the front of the cottage when describing these rooms.

# PROPERTY DESCRIPTION

Front door from Church Path opens into hall. Door off to Living Room, step down to left to Kitchen. Stairs rise to First Floor.

## **Kitchen [Cottage]**

9'3" × 6'5" (2.82 × 1.96)

Fitted units under worktop with sink inset. Step up to cottage Hallway. Door off to Hallway in main house. Window to front aspect.

## **Living Room [Cottage]**

16'0" × 10'10" (4.88 × 3.30)

Large Living Room with windows to front and rear aspect. Built in cupboard. Door off to Shower Room.

## **Shower Room [Cottage]**

Built in shower cubicle, close coupled WC and wash hand basin. Window to rear aspect.

## **Bedroom 6 [Cottage]**

14'7" max × 7'7" max ( max × max) (4.45 max × 2.31 max ( max × max))

This could be used as a small bedroom . Built in cupboard. Window to rear aspect. This room is a through room giving access to the main cottage bedroom, Bedroom 5.

## **Bedroom 5 [Cottage]**

14'1" × 7'9" (4.29 × 2.36)

Double bedroom with window to front aspect. Former fireplace.

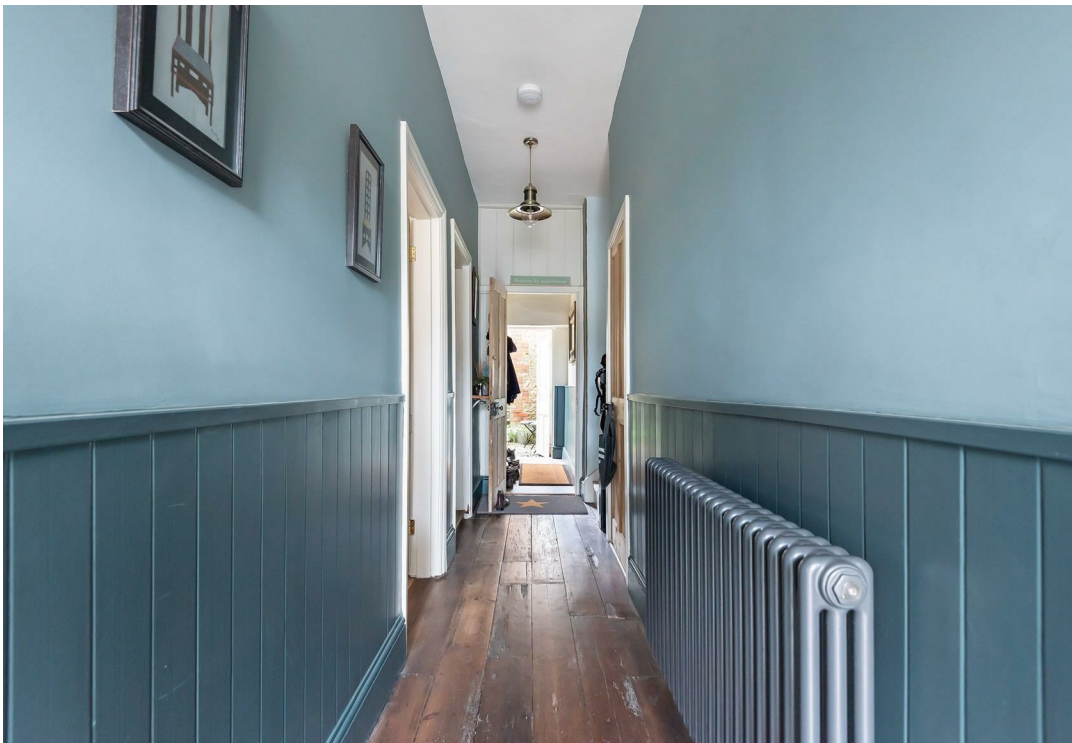
## **Services**

All mains services, including drainage and water are connected. LPG is available just for the cooker.

## **Tenure**

Freehold







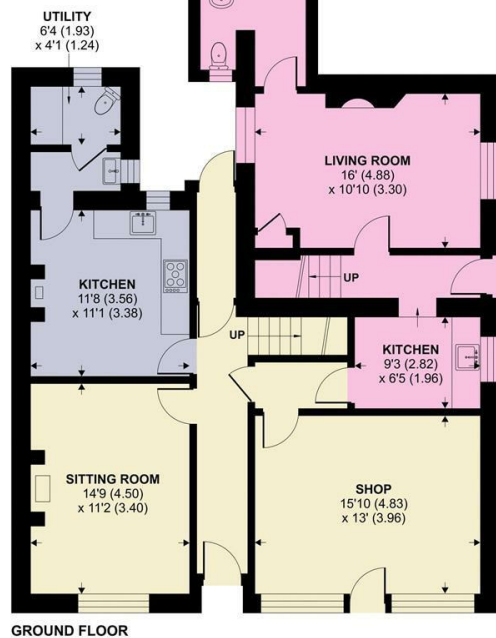
## The Square, Broadwindsor, Beaminster

Approximate Area = 1444 sq ft / 134 sq m

■ Cottage Area = 577 sq ft / 54 sq m

Total = 2021 sq ft / 188 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Symonds & Sampson. REF: 651219



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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### IMPORTANT NOTICE

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
  - Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

