



Fore Place



# Fore Place

, The Square, Broadwindsor, DT8 3QD

Beaminster 2 Miles Bridport 7 Miles Crewkerne 6 Miles Jurassic Coast 8 Miles

A substantial and very attractive period stone house with cottage annexe and former shop in a popular country village.

- House Newly Renovated
- Cottage Annexe for Renovation
- Extensive and Versatile Accommodation
- Attractive Setting in Main Square
- Freehold
- Grade II Listed
- Former Shop (Multiple Alternative Uses Including Additional Living Room)
- Small Rear Courtyard and Terrace
- 2021 SqFt Floor Area
- Council Tax Band E

Guide Price £450,000

## THE PROPERTY

Fore Place represents a unique opportunity to purchase a beautifully restored stone house in the village of Broadwindsor together with a renovation project and former shop. It is estimated to date back over 100-150 years and has walls of natural stone with brick details under a slate roof. The property is Listed Grade II of architectural or historic importance. Under the current recent family ownership, the property has been subject to extensive and sympathetic refurbishment although the cottage annexe requires comprehensive improvement to bring up to modern day standards.

The house offers well proportioned and extensive accommodation with pleasant views to the front overlooking The Square and to the rear, to the Church Tower. The numerous character style features include sash windows, part bellow radiators, wood panelling, exposed floorboards, high ceilings, stripped pine doors, flagstone flooring to the kitchen, scullery and utility plus attractive fireplaces throughout.

The quality modern bespoke kitchen was installed by Chris Chapman with Quartz style work surfaces plus range cooker, integrated fridge, freezer and dishwasher. The bathroom also boasts attractive period style features with bath with rainfall shower on claw feet and WC with high level system.



The accommodation extends to:

Ground floor- reception hall, living room with large multi fuel boiler stove, kitchen with woodburner, scullery, utility, WC and rear hall.

First floor- landing with boiler cupboard, 4 bedrooms and bathroom. The former shop would be ideal for a whole variety of uses i.e. retail, studio, home office or an additional reception room.

The cottage annexe requires comprehensive refurbishment and again is suitable for a whole variety of uses i.e. additional accommodation within the main house, annexe, long term or holiday letting unit/air bnb. It has its own access off Church Walk and also from the house. The accommodation extends to: Entrance hall, kitchen, living room, shower room.

First floor – 2 bedrooms (2nd bedroom walk through).

## OUTSIDE

There is a small pebbled area to the front providing off road parking for one car. Additional parking is available within The Square. At the rear is a small, well sheltered courtyard arranged on two levels together with a former water pump and small integral store.

## SITUATION

Fore Place is pleasantly located within the attractive village square close to all amenities. Broadwindsor village rates highly amongst the many appealing villages close to Beaminster and within the West Dorset Area of Outstanding Natural Beauty (AONB). Broadwindsor has much to offer residents of all ages with an active and friendly community and amenities including a well-renowned craft centre, village shop, pub, church, village hall and primary school as well as a broad range of clubs and societies to suit many interests. Charming Beaminster, with its characterful square and comprehensive range of independent shops, restaurants and pubs, is just 2 miles' drive away, and the popular market town of Bridport and the beautiful Jurassic Coast is also easily accessible at 9 miles distant. The town of Crewkerne is also very nearby with mainline station to London Waterloo.

## SERVICES

Mains electricity, drainage and water. Electric fired central heating (to the main house only).

Broadband - Standard up to 19Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside, in addition to EE and Three outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## VIEWINGS

Viewings strictly by appointment with Stags Bridport.

## DIRECTIONS

From Bridport, follow the A3066 to Beaminster and drive past The Square. Turn left at the mini roundabout towards Broadwindsor. On reaching the village, follow the one way system and at the village square, Fore Place can be seen on the right

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)



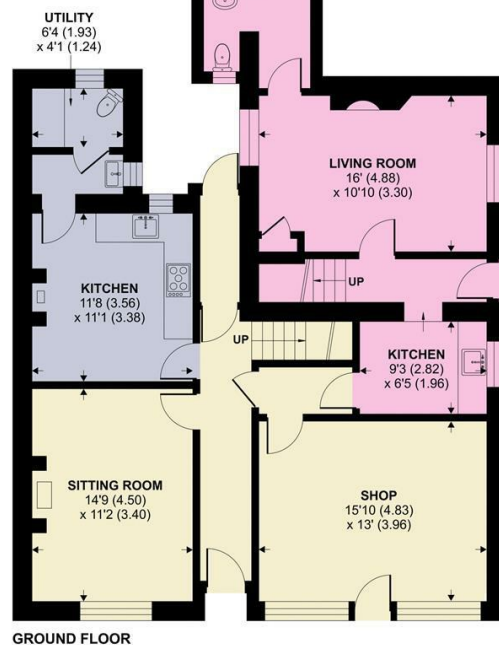
## The Square, Broadwindsor, Beaminster

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



GROUND FLOOR



FIRST FLOOR



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

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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