



Fore Place,



STAGS

Fore Place,

The Square, Broadwindsor, Dorset DT8 3QD

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

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

- Large Period Home
- 4 Bedrooms, Sitting Room, Project Room (requiring work)
- Extensive and Versatile Accommodation
- Attractive Setting in Main Square
- No Forward Chain
- Main House Newly Renovated
- 2 Bedroom Annexe For Renovation
- Small Rear Courtyard and Terrace
- Generous 2021 SqFt Floor Area
- Freehold 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. 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 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, sitting room with large multi fuel boiler stove, kitchen with wood burner, project room, scullery, utility, WC and rear hall. First floor- landing with boiler cupboard, 4 bedrooms and bathroom. The project room, which has a glazed frontage and access to the square, would be ideal for a whole variety of uses i.e. retail, studio, home office or an additional reception room.

The annexe has recently had new windows installed but still 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.
What3Words: ///runs.parkland.edge

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

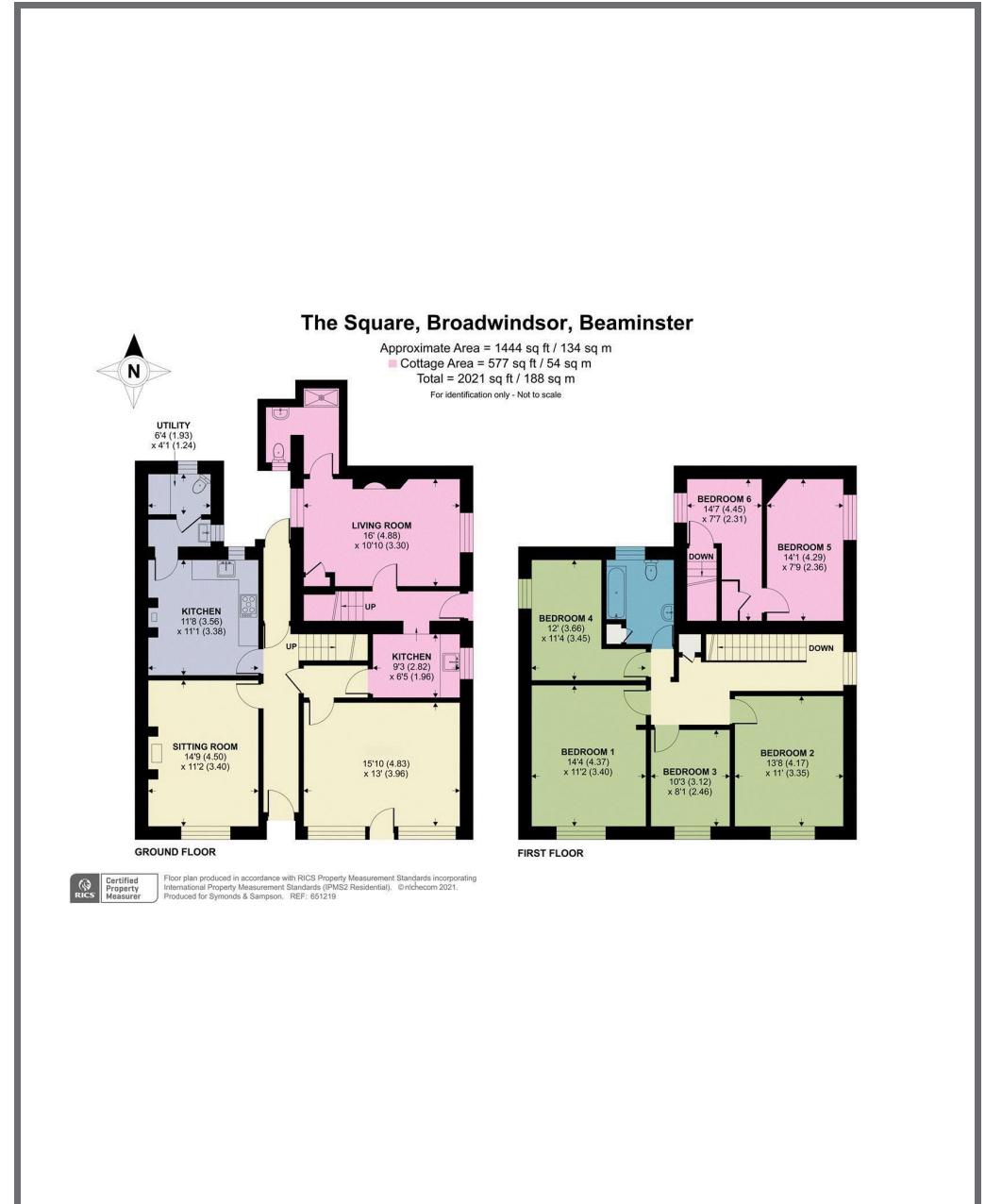


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