



High Street House



High Street House

Broadwindsor, Beaminster, DT8 3QP

Beaminster 2 miles. Bridport 7 miles. Crewkerne 6 miles.

A charming and substantial former malthouse with large stone outbuildings in the centre of this popular conservation village

- Attractive character house
- 4-5 Bedrooms, bathroom/shower room
- Kitchen/breakfast room, utility/laundry room
- Large studio/outbuilding
- Popular village
- Generous 2076sqft plus studio
- 3 Reception rooms
- Good sized west-facing garden
- Extensive parking
- Freehold. Council Tax Band F

Guide Price £550,000

THE PROPERTY

High Street House is a charming and substantial character house together with a large separate studio/outbuilding, in the village of Broadwindsor. It was formerly a malthouse dating back to the 19th century and understood to have been converted in circa 1985, having attractive natural stone elevations. The property is listed grade 2, of architectural or historic importance.

The property offers extensive and versatile accommodation, together with a whole number of character style features including exposed beams, natural stone fireplace with wood burner, pine doors and vaulted beamed ceilings to the first floor.

Under the current ownership since 2004, the property has been well cared for and subject to a whole number of improvements over the years. The excellent features include oil-fired central heating, traditional timber windows (part secondary double glazing), well equipped modern kitchen with extensive units, worktops with breakfast bar, electric double oven, induction hob and oil-fired Rayburn cooker range (also supplying the central heating and hot water), plus a modern bathroom /shower room with corner bath and separate shower.



Further big features of the property is a substantial two-storey studio outbuilding (formerly the garage and easily reconverted if required), suitable for a whole range of uses ie studio, working from home or possibly conversion into a small annexe, extensive rear parking and a good sized, sunny, west-facing garden.

The accommodation extends to:

Ground floor - Entrance lobby, reception hall, cloakroom, living room, study, dining room, kitchen/breakfast room, utility with laundry store.

First floor - Landing, principal bedroom with shower cubicle, three further main bedrooms, study/5th bedroom, bathroom/shower room.

OUTSIDE

Good sized and sunny west-facing rear garden which is attractively laid out, comprising an adjoining paved terrace with stone walls, steps up to a large lawned garden plus timber decking, ornamental pond, a whole variety of shrubs and mature apple tree.

To the rear of the garden is a good sized parking area for four plus cars and a detached two-storey studio outbuilding. Adjoining the front of the property there is also an additional parking space for one car.

SITUATION

High Street House is pleasantly located within the attractive village of Broadwindsor and close to all amenities. Broadwindsor rates highly amongst the many appealing villages close to Beaminster and within the Dorset Area of Outstanding Natural Beauty (AONB). Broadwindsor has much to offer all residents of all ages with an active and friendly community and amenities include 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 two minutes' drive away and the popular market town of Bridport and the beautiful Jurassic Coast is also easily accessible. The town of Crewkerne is also very nearby with a mainline station to London Waterloo.

SERVICES

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

Broadband - Standard up to 21Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE and Three for voice and data services 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

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 turn right. On passing the village hall and the next right hand corner, High Street House is seen shortly on the right.

What3Words///mango.nicknames.flagging



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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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
Total = 2554 sq ft / 237.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Stags. REF: 1440492