



KRUMBS

Broadwindsor, DT8 3RU

Price Guide £230,000

MAYFAIR  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled in the charming village of Broadwindsor, The Old Bakery offers a delightful opportunity for those seeking a quaint terraced house. This property features a welcoming reception room, perfect for entertaining guests or enjoying a quiet evening in. With two well-proportioned bedrooms, it provides ample space for a small family or those looking to downsize. The property also boasts parking for one vehicle, a valuable asset in this picturesque village setting. Broadwindsor is known for its community spirit and scenic surroundings, making it an ideal location for those who appreciate a tranquil lifestyle while still being within reach of local amenities. Energy Efficiency: The air source heat pump and solar panels significantly reduce heating costs which is especially important given the current economic climate. The multi fuel stove creates a lovely warm sitting room feature.

## Situation

The local area\*  
2.5 x miles – Beaminster  
6.0 x miles – Crewkerne (with Waitrose & Train to Waterloo)  
6.9 x miles – Bridport

\*All distances are approximate and sourced from Google Maps

## The local area

Broadwindsor is an active village approximately 2.5 miles west of Beaminster, 13 miles from Lyme Regis and 6.9 miles north of Bridport. Amenities include village hall with a visiting Post Office on Tuesday and Friday mornings, church, primary school, community shop, bakery and an interesting 'craft centre' which has a variety of local studios, hairdressers, nail bar and a restaurant. Broadwindsor is located in an Area of Outstanding Natural Beauty (AONB), protected by law to preserve its scenic value. The local Broadwindsor CE VC Primary School offers a nurturing environment, high educational standards, and a strong focus on creativity, sports, and personal development. Broadwindsor Community Stores – A well-supported village shop. The Comrades Hall – Hosts various social clubs, children's activities, and has a well-equipped outdoor play area. The village also offers allotments available to residents. The nearest town of Beaminster offers many facilities including a good range of shops, churches, post office, library, two schools, health centres, other professional services and many social and sporting facilities.

## Local Authority

Dorset Council Tax Band: B  
Tenure: Freehold  
EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



# PROPERTY DESCRIPTION

## Entrance Hall

Stairs to first floor

## Cloakroom

Suite comprising hand basin, low level w/c and plumbing for washing machine.

## Sitting Room

A light room with wood burner and 2 radiators

## Dining Room

Radiator and double doors to garden. Archway to kitchen. Timber effect flooring.

## Kitchen

Timber effect flooring, good range of cupboards and drawers, splashbacks and worktops, fitted cooker, oven and hob.

## First Floor

### Landing

Radiator

### Bedroom One

Shower cubicle and radiator.

### Bedroom Two

Radiator

## Bathroom

Suite comprising whirlpool style bath ,low level w/c, hand basin, splashbacks and cupboard.

## Outside

Shared gravelled driveway to parking space

## Garden

Parking space.Small front garden and rear garden with paved and gravelled terrace.

## Material Information\_

Additional information not previously mentioned.

- Mains electric, water and drainage.
- Air source heat pump.
- Solar panels.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

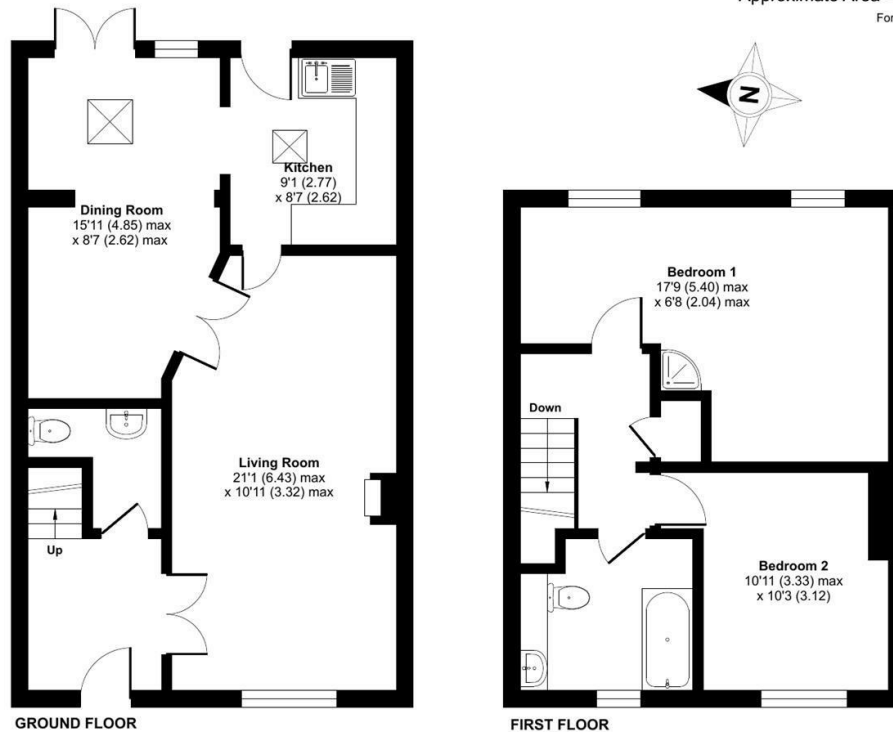
Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)

## The Old Bakery, Broadwindsor, Beaminster, DT8

Approximate Area = 965 sq ft / 89.6 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). © nichecom 2025. Produced for Mayfair Town & Country. REF: 1359181



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

**01308 862606**

beaminster@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

