



Symonds  
& Sampson

# Old Yew Cottage

Drimpton Road, Broadwindsor, Beaminster, Dorset

# Old Yew Cottage

Drimpton Road  
Broadwindsor  
Beaminster  
Dorset DT8 3QL

A village property offering spacious accommodation, garden, garage and parking residing in close proximity to facilities and the rolling countryside of Dorset.



- 4 bedrooms
- 2 reception rooms
- Walled courtyard garden
- Garage and parking
  - Village location
- Great order throughout
  - No onward chain

Guide Price £450,000

Freehold

Private Treaty

Beaminster Sales  
01308 863100

[beaminster@symondsandsampson.co.uk](mailto:beaminster@symondsandsampson.co.uk)



## DWELLING

A sizable residence with 3 reception rooms including a sitting room, dining room and modern conservatory. The property has a modern kitchen and separate utility room whilst upstairs you will find 4 double bedrooms off the galleried landing. The enclosed garden is low maintenance with gravel and selective planting. A shared drive leads to the garage and parking. Old Yew Cottage resides to the edge of the village with easy access to facilities and the countryside

## ACCOMMODATION

The accommodations layout comprises of an entrance hall with stairs rising and doors off to all main rooms. The recently installed kitchen comes with many integrated items including a fridge freezer, oven, hob and dishwasher. All new appliances. There is also a new utility room with WC, storage and plumbing and space for a washing machine. The reception rooms include a comfortable sitting room with brick fireplace and wood burner, dining room with space to seat 6 to 8 and a very spacious conservatory with french doors out to the garden. Upstairs there are four excellent sized double bedrooms, all with built-in double wardrobes. The family bathroom is beautifully finished and offers a bath, separate shower and W.C.

## OUTSIDE

Steps lead up to the front garden which is heavily planted with shrubs. To the rear is an enclosed gravel garden, for easy care and this is dotted with a selection of trees and mature shrubs. At the bottom of the garden is the single garage with up and over door. Parking for one car.

## SITUATION

Broadwindsor is an active village approximately 3 miles west of Beaminster, 13 miles from Lyme Regis and 6½ 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 studios, hairdressers, nail bar and a restaurant. The village also offers allotments available to residents. The village has excellent road links to Beaminster, Bridport and the coast. The nearest town of Beaminster has a good range of shops, churches, post office, two schools and two Doctors surgeries.

## DIRECTIONS

What3words  
regard.promotion.unclaimed

## SERVICES

Mains water and drainage.  
Oil fired central heating

Indoor mobile coverage. O2 and Vodafone both likely. EE and Three None

Outdoor mobile phone coverage O2 and Vodafone likely. EE and Three limited

Standard and Superfast broadband both available

## MATERIAL INFORMATION

Agents Note

The property has a flying freehold over the shared driveway.

There are no current planning permissions in this postcode that would affect the property which we have been made aware of.

<https://planningdorsetcouncil.gov.uk/searchresults.aspx>

As is often the case, the title register is likely to contain rights and covenants, please check with your legal advisor or call the office if you would like to discuss prior to booking a viewing.

## LOCAL AUTHORITY

Dorset County Council  
Council Tax band E

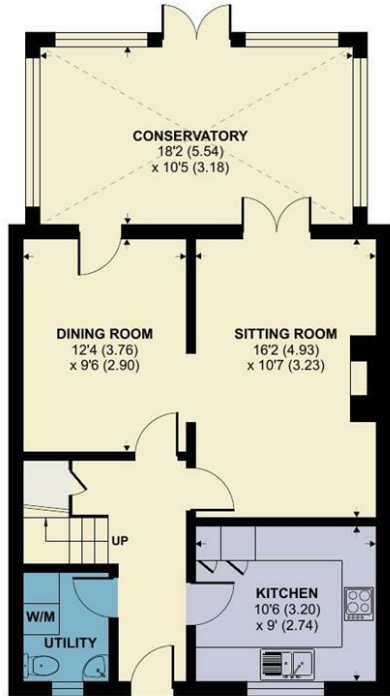


# Drimpton Road, Broadwindsor, Beaminster

Approximate Area = 1623 sq ft / 150.7 sq m  
 Garage = 185 sq ft / 17.1 sq m  
 Total = 1808 sq ft / 167.8 sq m  
 For identification only - Not to scale



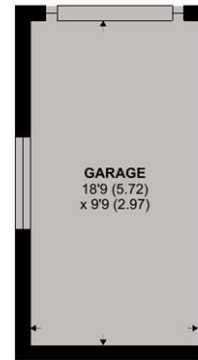
Energy Efficiency Rating	
Current	Potential
<small>For more information on energy ratings visit: <a href="http://www.gov.uk/government/topics/energy-ratings">www.gov.uk/government/topics/energy-ratings</a></small>	
<small>Approved by the Environment Agency</small>	
<small>England &amp; Wales</small>	



GROUND FLOOR



FIRST FLOOR



GARAGE  
18'9 (5.72)  
x 9'9 (2.97)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1177927



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