



Moortown Farmhouse North
Moortown Drive
Canford Magna, Wimborne, Dorset, BH21 3AR

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A stunning early 19th century period farmhouse standing in gardens and grounds of about 7.3 acres, accessible off a long, private driveway at Canford Magna, about 2.5 miles south of Wimborne Minster. The property is offered for sale WITH NO FORWARD CHAIN.

This impressive 4 bedroom attached country house extends to about 3,200 square feet of living space and has been occupied by the present owners for over 22 years. It is evident that a great deal of time and thought has been invested in creating a beautiful home.

The original house was built around 1820 as part of the Lord Wimborne estate, adjacent to Canford Manor, now the famous Canford School on the banks of the River Stour.

The farmhouse was used as a boarding house for the school in the 1950s and 1960s, and was converted into a private residence around 1981.

There are some outstanding country views.

Viewings by appointment
Price Guide £1,150,000 Freehold





An attractive and welcoming entrance vestibule (with brick façade) leads to a large reception hallway. There are 3 fine reception rooms, and a large beautifully fitted kitchen/breakfast room leading into a superb David Salisbury conservatory built in 1997. There is also a useful cellar room.

Two of the three first floor bedrooms have en suite facilities, and there is a spacious ground floor guest room with an en suite bathroom.

Outside, there are 2 open-fronted garages, a superb barn (with first floor,) 2 stables, a tractor shed and a brick and aluminium greenhouse.

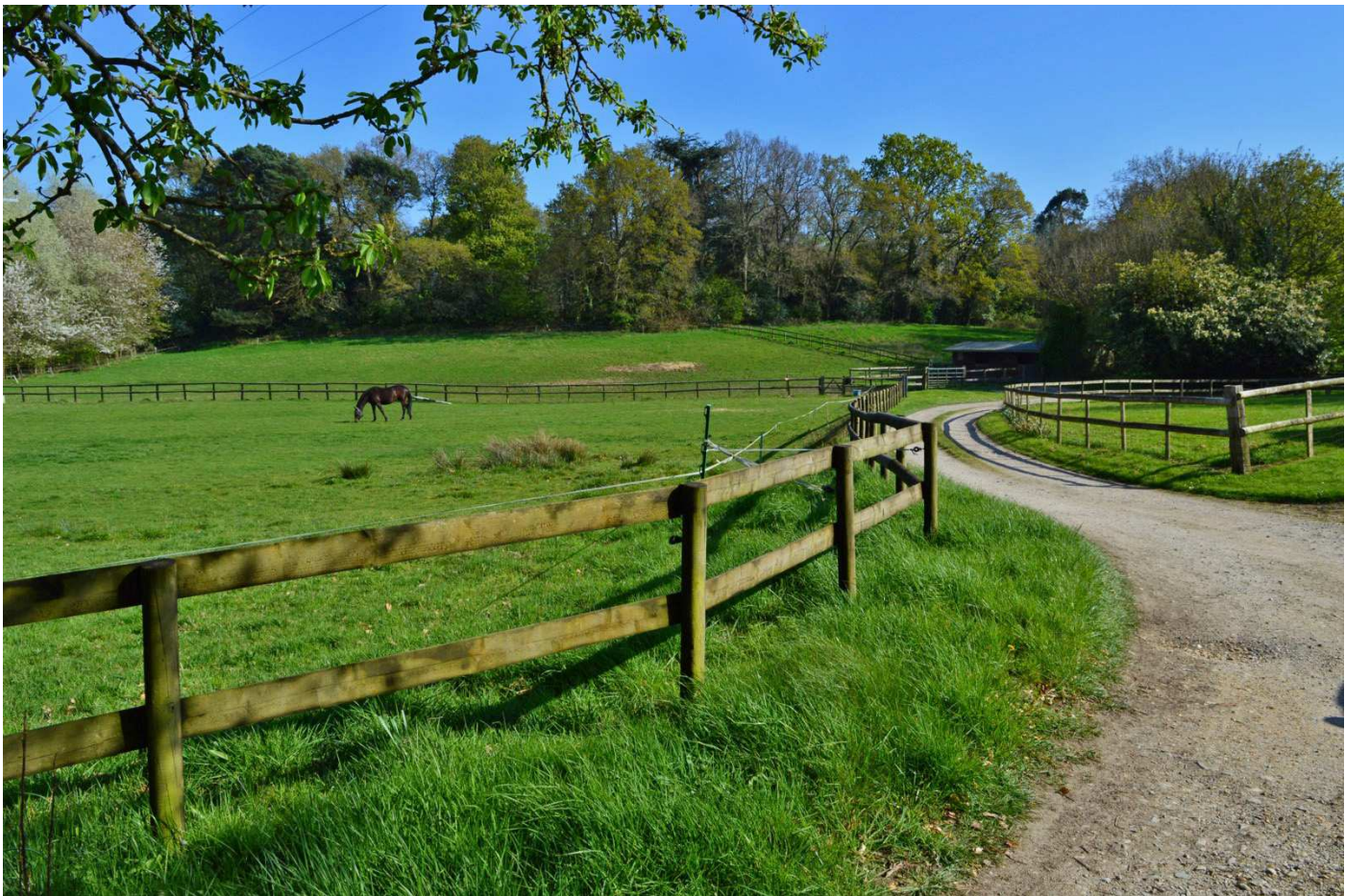
The property is approached via an electric 5-bar

gate and a gravelled driveway which leads to a large courtyard with space for vehicles, boxes and trailers.

The formal gardens extend to about half an acre and are partly walled with mixed hedgerows. A lawn has central steps down to a lower croquet lawn, and there is an established treeline comprising eucalyptus, oaks, acers and numerous other shrubs. There are attractive rose beds, a spacious kitchen garden (with raised beds,) 3 separate paddocks and a large area of woodland.

The house is connected to mains electricity and water and the heating is oil fired, with under floor heating to the conservatory and part of the kitchen.





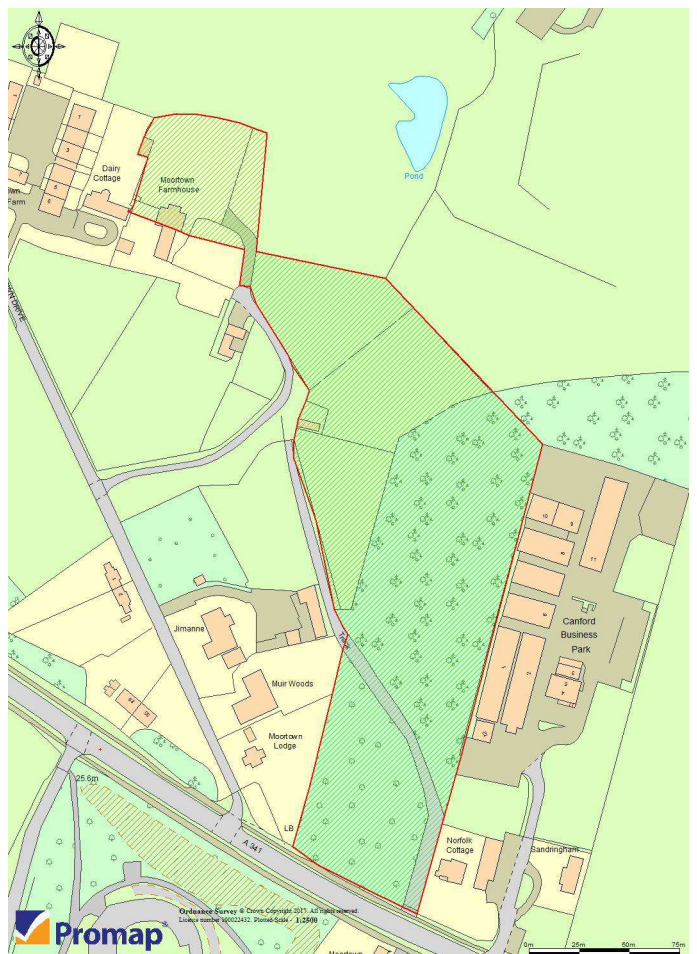
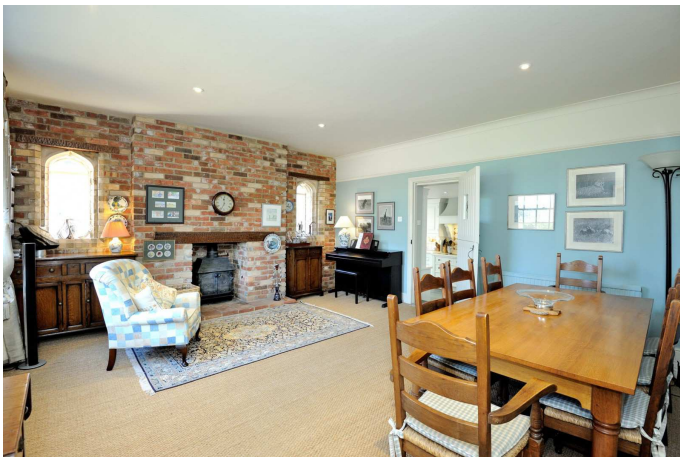
There is neither gas supply nor mains drainage. The hardwood double glazed sash windows are in excellent condition.

Canford Magna lies just to the south of the market town of Wimborne Minster, and has easy access to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Canford School is less than 1.5 miles away, and the prestigious Poole and Parkstone Grammar Schools are also close by.

DIRECTIONS: From Wimborne proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane and follow the road into the village of Canford Magna. Proceed round a sharp right hand bend, with the main entrance to Canford School on the left, and continue to the T-junction. Turn left onto the A341 towards Bournemouth/Christchurch and proceed past the Hamworthy Club on the left. Take the next turning left into Moortown Drive, and take the first turning on the right. Keep to the right when the road splits, leading to Moortown Farmhouse North.

COUNCIL TAX: Band F.

EPC RATING: Band E.



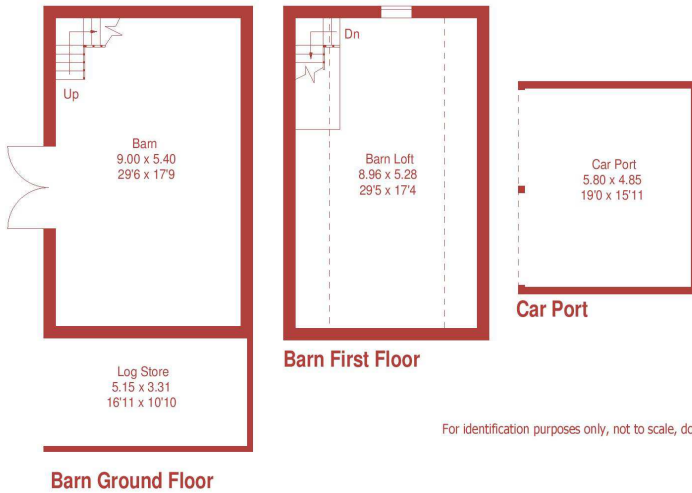
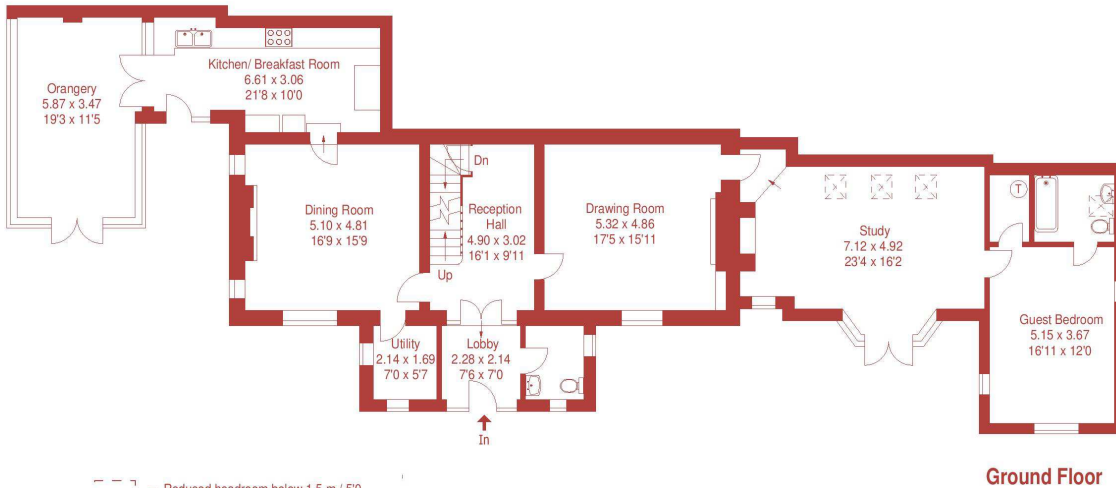
This Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.

Moortown Farmhouse North, Canford Magna

Approximate Gross Internal Area :- 298 sq m / 3212 sq ft

Barn Approximate Gross Internal Area :- 96 sq m / 1032 sq ft

Car Port Approximate Gross Internal Area :- 28 sq m / 303 sq ft



For identification purposes only, not to scale, do not scale.

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