



# Greenclose Farmhouse

Greenclose Lane

Wimborne, Dorset, BH21 2AL



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**Greenclose Farm is an absolutely stunning Grade II Listed, 5 bedroom detached former dairy farmhouse in a quiet position at the head of a private gravel lane WITHIN WALKING DISTANCE OF WIMBORNE TOWN CENTRE.**

**Dating back to the 17<sup>th</sup> century, this spectacular character home is steeped in history, with many individual features. There are 2 separate staircases leading to the first floor, open fireplaces including an inglenook, a wealth of exposed beams and interesting alcoves. It is presented in excellent decorative order throughout, with quality floor coverings.**

**The farmhouse is tucked away from traffic noise off Greenclose Lane, about half a mile to the east of Wimborne town centre, which offers amenities including a Waitrose store, the Tivoli theatre, and many interesting shops and restaurants. There is easy access to the coast at Poole and Bournemouth, and to the A31 which connects with the M27.**

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**Viewings by appointment**  
**Price Guide £995,000 Freehold**





The property is set in delightful feature gardens, which are particularly well maintained, and offer a large degree of privacy. The site extends to just under 0.4 of an acre. The house is connected to all mains services including mains drainage, and the accommodation benefits from a modern gas central heating system, (the boiler for which was replaced in 2015.)

Greenclose Farm is constructed of brick and brick-faced cob, under a small plain tiled roof with 2 brick chimneys. The front of the house is adorned with honeysuckle and 2 established wisterias.

The sitting room has exposed timbers, casement doors to outside, and a large inglenook fireplace with bread oven and side alcove.

The dining room has a brick fireplace and wide oak floorboards, and a latched and braced door leads through to a family room with a stone fireplace and a door to an open-fronted verandah. A useful utility/boot room has a secondary staircase to the first floor (bedroom 5.) In addition, there is a ground floor study (with wide oak floorboards.)

The kitchen/breakfast room is the showpiece of the ground floor, overlooking the delightful rear garden and comprising bespoke hand-painted, framed cabinets, a ceramic butler's sink, black polished granite working surfaces and upstands, a Rangemaster range cooker, an integrated dishwasher, a peninsular breakfast bar (to seat 5,) wide oak floorboards and a high gabled ceiling (with exposed A-frame timbers and rooflights.) There is a large, walk-in larder (with a slate floor.)

An impressive ground floor shower room, serving bedrooms 3 and 4, features a double shower cubicle.









From the reception hall, the principal staircase leads to the first floor landing, 5 spacious double bedrooms and 2 en suite bathrooms. From bedroom 5 the secondary staircase leads down to the utility/boot room.

Outside, there is an outbuilding comprising 3-car open garage, workshop and garden store all under a tiled roof.

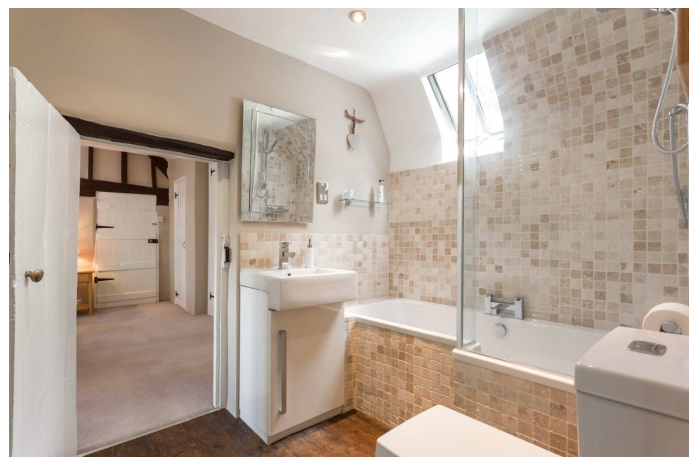
The farmhouse is approached off the main part of Greenclose Lane, which leads into the unmade section. At the top of the gravel lane, a winding stone driveway leads to a brick hardstanding, carports and workshop.

The delightful front garden is enclosed by high trellising, and has a large, undulating lawn interspersed with a wide variety of trees, plants and shrubs including a mature chestnut tree, a copper beech tree and a beautiful Japanese acer. Other features include a fish pond, established ferns and a box hedge.

The rear garden offers complete privacy being enclosed by substantial close boarded fencing, mixed hedgerows, and established oak, laurel and beech trees. There is a large, gently sloping lawn retained by a low brick wall, and a sandstone entertaining terrace. A garden gate gives access to Greenclose Lane. Accessed from the lane is a small garage housing the gas fired heating boiler.

COUNCIL TAX: Band 'F'.

DIRECTIONS: From Wimborne, proceed east along Leigh Road for approximately half a mile. Turn left into Greenclose Lane, and, just as the road becomes Old Manor Close, turn left onto a gravelled driveway, which leads to Greenclose Farm.



*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.*



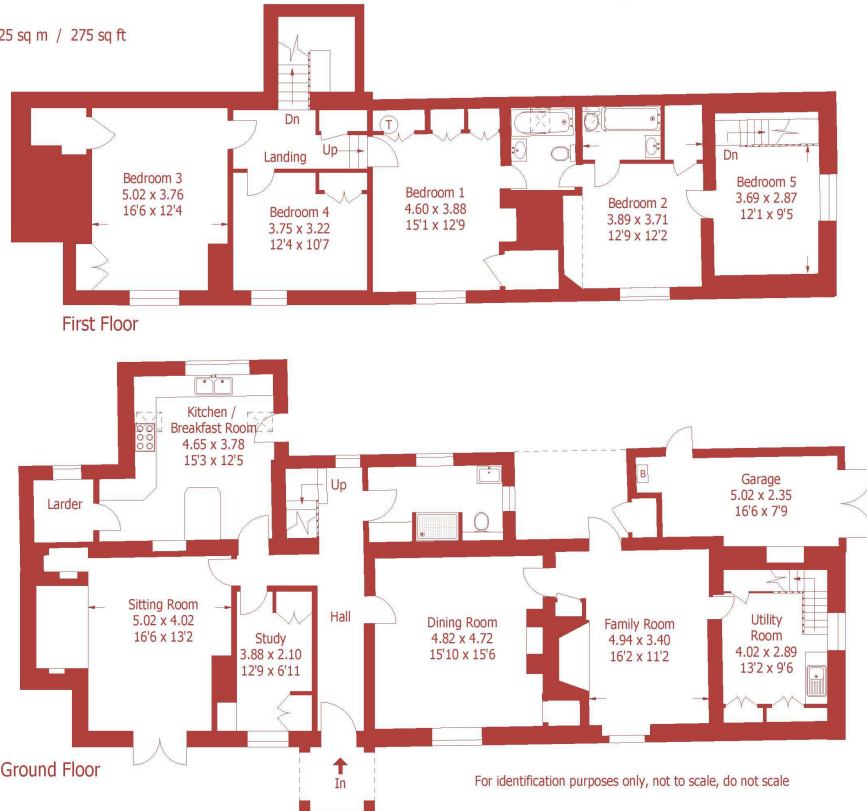




## Greenclose Farmhouse, Greenclose Lane, Wimborne

Approximate Gross Internal Area :- 269 sq m / 2905 sq ft  
Inc Garage

Stores Gross Internal Area:- 25 sq m / 275 sq ft



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