

HOME OF DISTINCTION

Crabb House, Kyrchil Lane, Colehill

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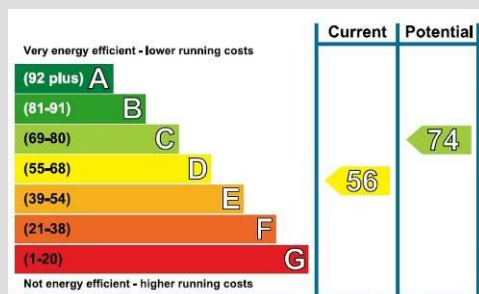


## Crabb House, Kyrchil Lane, Wimborne, BH21 2RT

A substantial character home standing on a large elevated southerly facing plot offering spacious accommodation with 6 bedrooms and 4 reception rooms, offered with NO FORWARD CHAIN.

(ref: 807098)

**£1,275,000**



Crabb House is a delightful Arts & Crafts character home offering spacious and versatile accommodation, with 2 staircases the house does offer potential for an annex subject to relevant consents. The house stands on an elevated plot with the principle rooms all enjoying superb far reaching southerly views over the gardens and towards Bournemouth. The house boasts a wealth of fine character features and is complimented by a wonderful mature garden.

### Accommodation

- Large Reception Hall
- Drawing Room
- Dining Room
- Morning Room
- Kitchen/breakfast Room
- Study
- Galleried Landing
- 6 First Floor Double Bedrooms
- Master with Ensuite Shower Room
- Family Bathroom & Shower Room
- Detached Garaging
- Extensive Gardens





## Location

The property is situated in a quiet tucked away location in the sought after area of Colehill. Wimborne lies approximately 1 mile away and offers a comprehensive range of shops, restaurants and amenities including a Waitrose supermarket. The area is well known for it's sought after schooling, with both Dumpton and Canford private schools nearby. There are convenient transport links with easy access to the A31, as well train stations at Poole and Bournemouth.

## Property Description

The accommodation briefly comprises; An entrance porch leads to the reception hall with a feature limestone fireplace, and an archway leads to the inner hall with stairs rising to the first floor. The drawing room has exposed ceiling beams, a brick built fire place with open fire and a large semi-circular bay window with fitted bench seats enjoying far reaching views. The dining room has further brick fire place and wood panelling. The morning room has dual aspect windows and a fire place.

The kitchen/breakfast room offers a comprehensive range of base and eye level units with a matching island and granite work tops. Appliances include a range cooker, plus conventional oven, dishwasher and microwave. The semi circular bay provides a light breakfast area overlooking the gardens.

Furthermore on the ground floor is large study which would serve as an ideal consulting room or scope for annex with its own external entrance and second stair case to the first floor. There are 2 cloakrooms, a utility and snug.

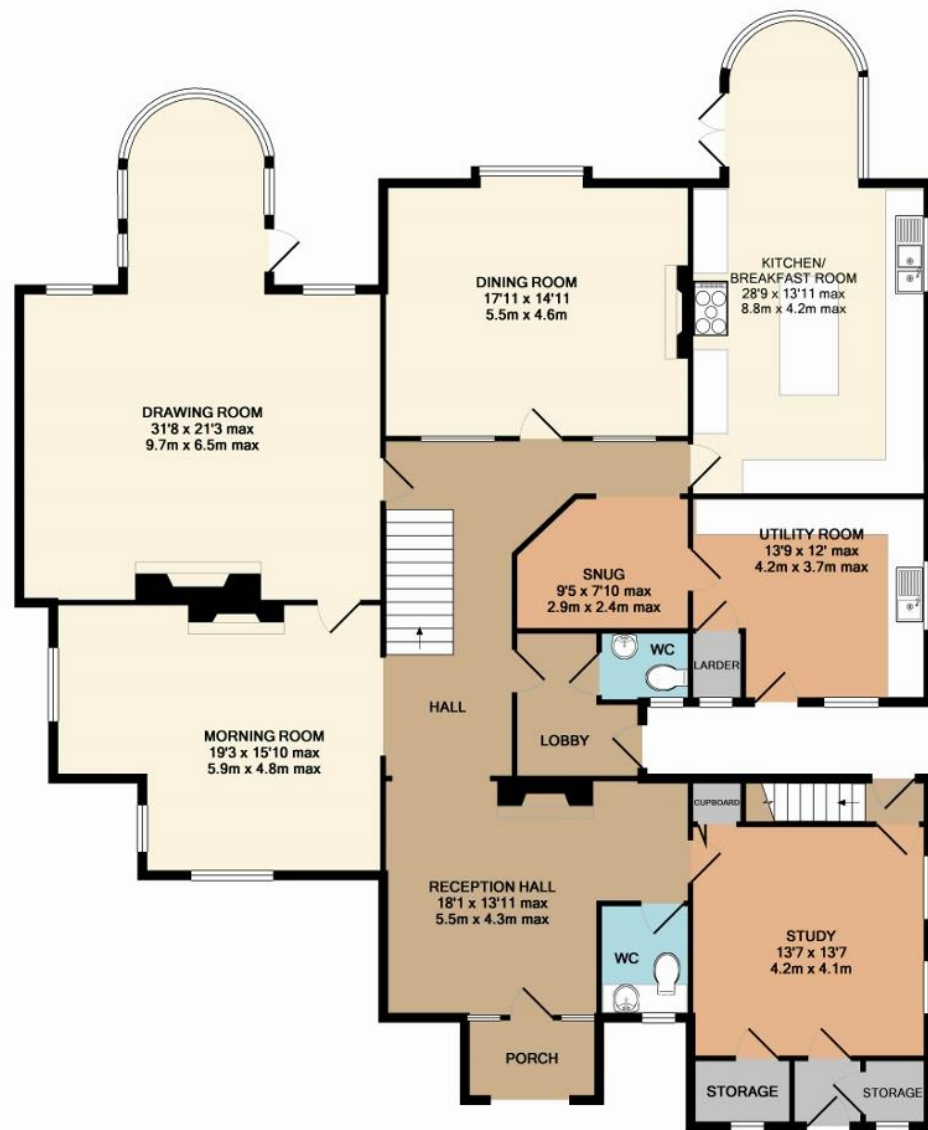
On the first floor is a large landing giving access to 6 bedrooms. The master bedroom has a range of fitted bedroom furniture and large bay window, plus en suite bathroom. There is a family bathroom with 4 piece suite and additional shower room. There is ample storage with fitted furniture to some of the bedrooms, large eaves cupboards and 3 loft spaces.

## Outside

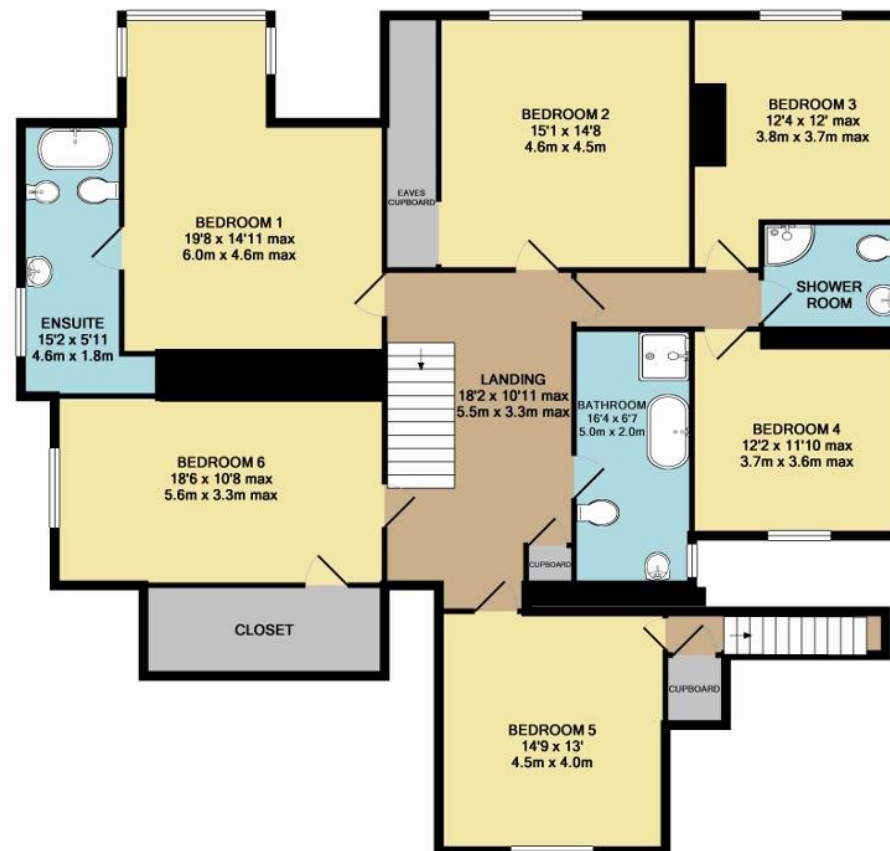
The property is approached by a driveway providing ample parking for numerous vehicles and gives access to a large garage block incorporating 3 garages and workshop/store. The block would benefit from some improvement, however does offer scope to redevelop.

The extensive gardens are laid mainly to lawn with a level garden to the side of the property. Across the rear of the house is a patio terrace and the rear gardens gently slope away providing delightful views all bound by mature well stocked planted borders. Under the house is a garden room housing the gas fired boilers.





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2017

Brochure prepared by David Hardwick

**PLEASE NOTE** Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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### Further features include

- Gas fired central heating
- Highly desirable location
- No onward chain

### Directional note

Travelling east out of Wimborne go up Rowlands Hill bearing left at the first roundabout. Continue straight onto Wimborne Road, you will see a monument on the left, and Kyrchil Lane on your right. After approx. 100 meters the road turns left and the house can be found on the right hand side.





