



Stable Cottage

Holt Lane, Holt, Wimborne Dorset BH21 7DQ

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A particularly spacious individually designed bungalow, barn conversion style, standing in beautiful landscaped gardens located within the heart of the popular village of Holt, adjoining open pasture.

- 3 Bedrooms
- Spacious Sitting Room with Gas Woodburner
- Well Designed Kitchen
- Dining Room
- One Bathroom, One Shower Room (En-suite)
- Car Port with Loft Space Above
- Landscaped Gardens
- Adjoining Open Pasture
- Village Location
- Near to Wimborne

The Property

Stable Cottage was constructed in 2007 to a high specification by a well known local building group; using faced brick elevations, with some timber shiplap relief, under small pan tiled ridge roof. The property has the benefit of a liquid propane gas central heating system, timber double glazed windows and doors. The overall accommodation is set over a single storey and in brief comprises of a good sized entrance hallway which opens into a dining area with double doors to the garden terrace. The large sitting room is dual aspect and has a feature brick fireplace with inset gas woodburner. The kitchen is well designed and laid out with quality fittings with polished granite work surfaces and integrated NEFF appliances including a double oven, microwave, gas hob, extractor fan, dishwasher and an Electrolux integrated





washer/dryer. There are three bedrooms, all with built-in and fitted wardrobes - the master bedroom has a luxury en-suite and there is also a quality family bathroom that completes the overall accommodation.

Features of note include:-

- # Remainder of the NHBC until November 2017
- # Mains drainage now connected
- # Fully Landscaped Gardens
- # Fitted Wardrobes in all the Bedrooms
- # Woodburner in Sitting Room
- # Electric Gated Access
- # Fully Boarded Loft with Ladder above Car Port

Outside

The property is approached via electric coded timber double gates onto a sweeping tarmac driveway and parking area in front of the property with an attached open fronted car port. The front garden is laid to lawn with well stocked flower and shrub borders to one side and mature hedging to the other, bounded by close boarded fencing. Access to the rear can be gained from both sides of the property. The garden to the rear wraps from one side of the property to the other, adjoining open pasture to one side, it is completely private and enclosed. Considerate care has been taken by the present owners with the landscaping of the garden; sweeping lawns are interspersed by individual specimen trees and shrubs. A paved terrace provides an ideal sitting area for summer entertaining. A raised substantial decked area in the corner of the garden is another ideal place to sit, especially as this area overlooks the adjoining open pasture. Further well stocked flower and shrub borders run along the eastern boundary. To the side of the property (from the kitchen) there is a further area of enclosed garden, a brick paved path leads to a fully insulated timber constructed building, which is currently





being used as a utility room. There is a useful gated area adjacent. There is a covered pergola and a further seating area. The rear garden is completely private and enclosed by close boarded fencing and mature trees.

Situation

The village of Holt is approx. 2.5 miles north of Wimborne town centre; it is bordered by open farmland.

The historic town of Wimborne offers an excellent range of interesting shops, A Waitrose Superstore, pubs, restaurants, the Tivoli theatre along with many cultural and sporting facilities.

Independent schools in the area include Canford and Dumpton in Wimborne, Castle Court in Corfe Mullen, Bryanston in Blandford and Claysmore in the village of Iwerne Minster.

The larger centres of Poole and Bournemouth are within easy motoring distance, both with rail links to London Waterloo (approx. 2 hours).

Education

There are a range of local independent schools around the area, notably Canford School, Castle Court and Dumpton prep schools and Bryanston School at Blandford Forum. As well as excellent primary and secondary schools including Holt Primary School in the village as well as the renowned secondary Queen Elizabeth School in Wimborne.

Recreational

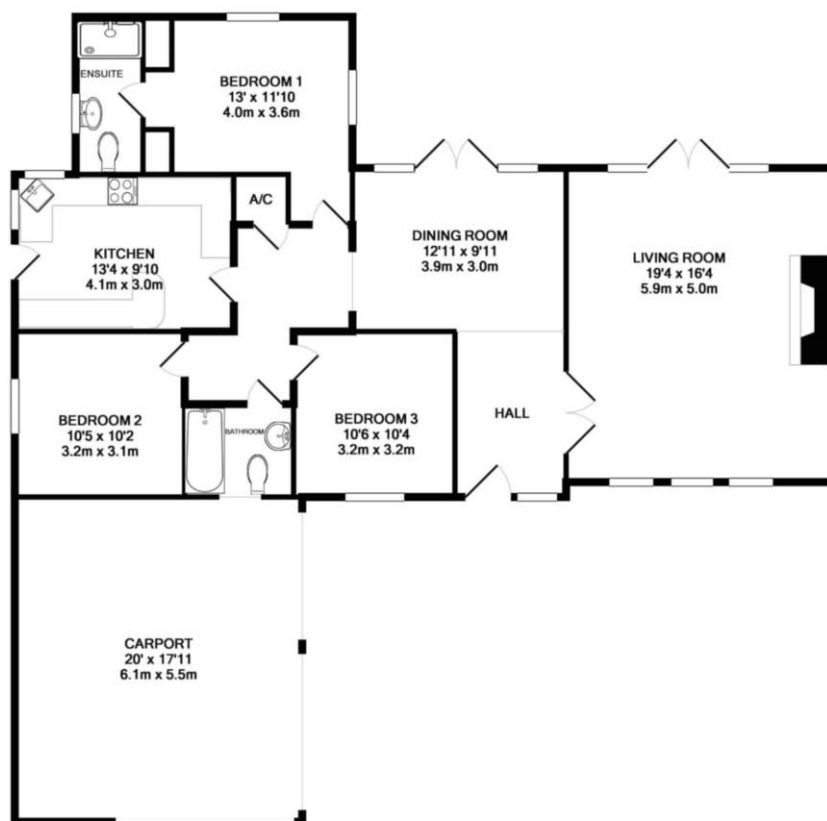
Good recreational and sporting facilities available including the golf courses in Canford Magna, Ashley Wood and Remedy Oaks.

Sailing and water sports at Poole or Weymouth and along the Dorset coast.

Country pursuits are available from the New Forest, Isle of Purbeck and throughout the county.







TOTAL APPROX. FLOOR AREA 1430 SQ.FT. (132.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From the square in Wimborne, leave via West Borough onto the Cranborne Road (B3078). Travel for approximately one mile and turn right signposted Furzehill and God Blessing Green. Pass the Stocks Inn and after about a mile and half you enter the village of Holt. In the centre of the village Stable Cottage will be found on your right hand side.

Services

Mains water, electricity, gas and drainage.

East Dorset District Council, Furzehill,
Wimborne BH21 4HN 01202 886201

Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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