



3 Leigh Road, Wimborne, Dorset, BH21 1AB

Asking Price £395,000

- Three Double Bedrooms
- Dating Back to 1760
- Well Presented Throughout
- Successful AirBnB Opportunity
- Heart of Wimborne
- Character Cottage
- Tastefully Extended
- Beautiful Kitchen/Dining Room
- Courtyard Garden
- No Forward Chain

3 Leigh Road, Wimborne BH21 1AB

A beautifully appointed Grade II Listed 18th-century terraced cottage, offering character and charm across three storeys - just 400 yds from The Square. Operating as a successful AirBnB!



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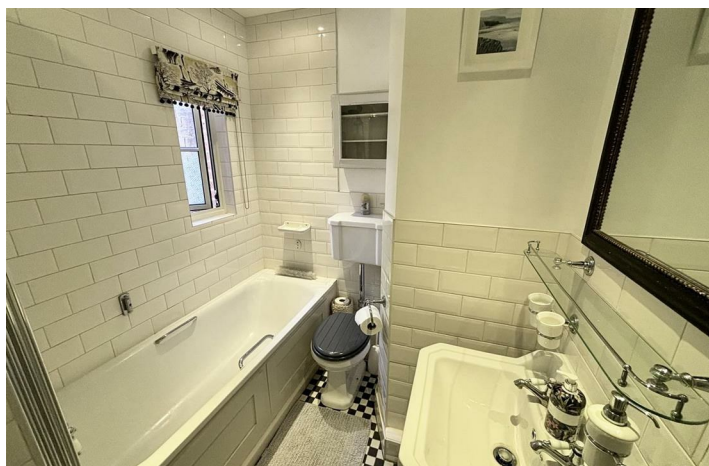
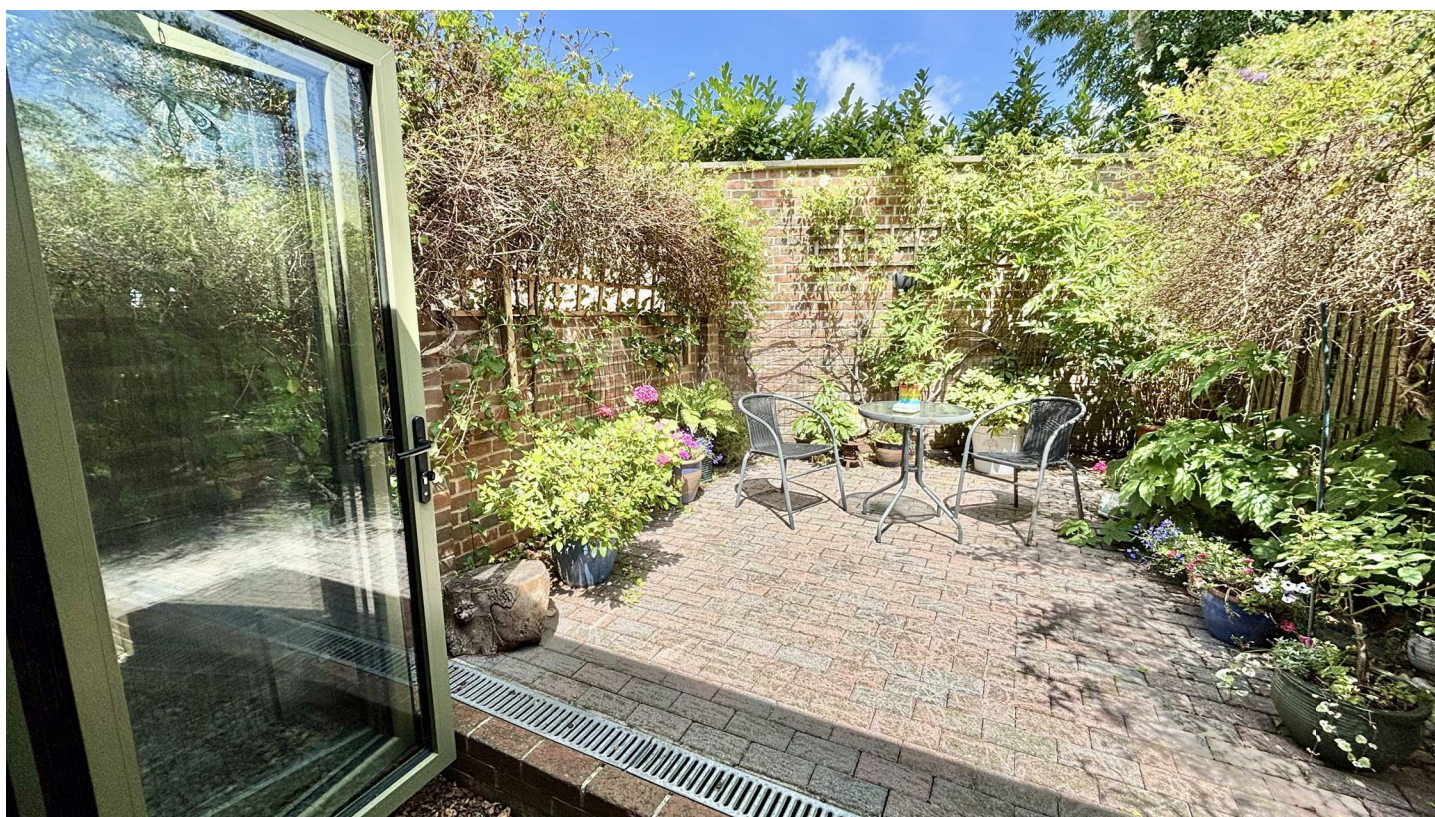


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Council Tax Band: C



Leigh Road

Dating back to 1760, this exquisite Grade II Listed cottage is steeped in history and brimming with character. Lovingly maintained and thoughtfully extended in recent years to blend tasteful period features with accommodation appropriate to modern living dynamics.

Briefly, the accommodation comprises: three double bedrooms; a beautiful kitchen breakfast room with quality 'shaker' style units, gas AGA and bi-folding doors; a cosy living room and family bathroom on the first floor.

Some of the aforementioned features include a wealth of exposed beams and timbers, a magnificent fireplace with a bressummer beam and stone hearth, quality oak flooring, and ledged and braced internal doors. The kitchen/breakfast room showcases a charming Victorian-style quarry tiled floor, complemented by panelling and other period details that add to the home's warmth and authenticity.

The delightful and private courtyard garden is enclosed by brick walling and shrubbery - offering a peaceful retreat, perfect for relaxing or entertaining.

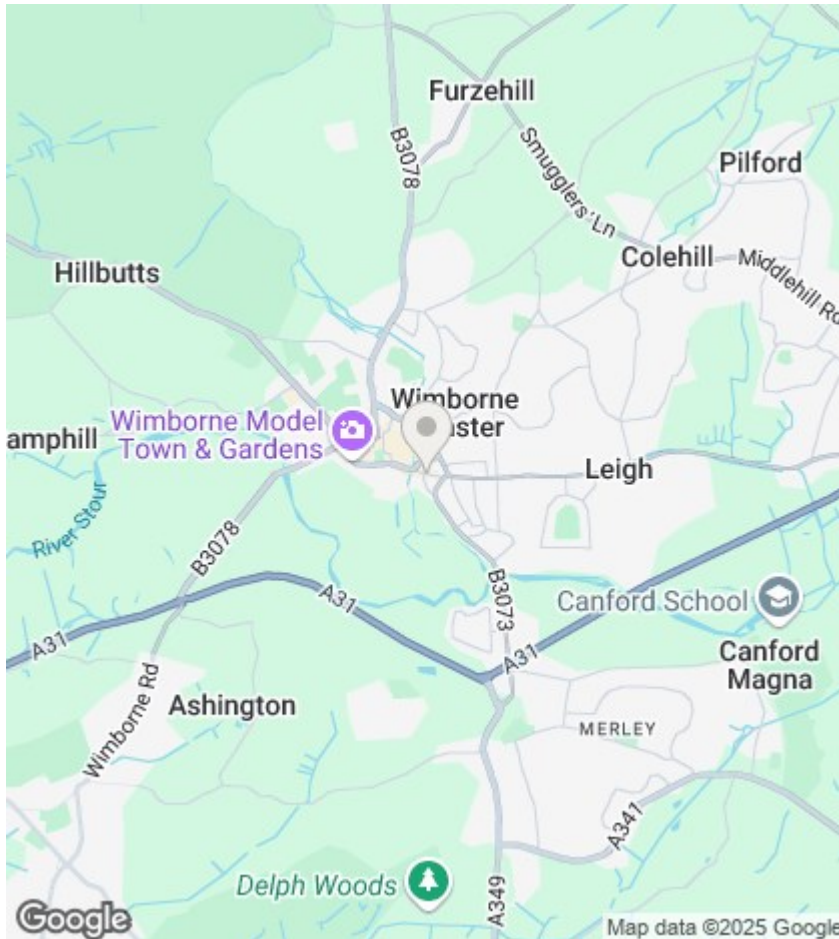
Another huge plus is the potential to generate an income from the property as it is operating as a successful AirBnB. Over the last 18 months, the sellers have been subject to frequent bookings during both the summer and winter seasons - feel free to ask us for more details on the specifics of this.

Situated within a prime position in the very heart of Wimborne Minster's historic conservation area. The picturesque town square is just 400 yards away, placing a growing selection of pubs, restaurants, cafés, independent shops, and essential amenities all within easy, level walking distance. This superb location offers both the charm of town centre living and the convenience of everyday accessibility.

Whilst there is no specific parking conveyed with the property, the sellers currently pay for a parking permit that allows access to any Dorset Council car park - at the time of writing, this is approx. £50 per month. There are a number that can be made use of within easy access of the property.

In our opinion, internal viewing is an essential in order

to appreciate what's on offer. To arrange, or for more information, please contact our Upton Office.



Agents Note

Whilst every attempt has been made to ensure the accuracy of details and measurements contained in these particulars, they are not to be relied upon especially when potential cost could be incurred.

No appliances have been tested so the agent cannot verify that they are in working order. The agent has not seen any legal documentation to verify the legal status of the property. This must be verified by your chosen solicitor.

Viewings

Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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