



Kemps Country House

Wareham
BH20 6AL

**This substantial country house is offered
on the open market at a figure of £675,000**

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EXCELLENT OPPORTUNITY TO PURCHASE THIS SUBSTANTIAL DETACHED COUNTRY HOME, SET IN THE HEART OF EAST STOKE WITH FAR REACHING COUNTRY VIEWS, CONSISTS OF 7 BEDROOMS WITH EN -SUITES, A SELF CONTAINED 2 BED APARTMENT AS WELL AS EXTENSIVE PLANNING PERMISSION TO RE-DEVELOP. SCOPE TO GENERATE GENEROUS INCOME POTENTIAL.

Located in the heart of the Dorset countryside nestled in the village of East Stoke, this country house has far reaching country views stretching from the Lulworth ranges and over the beautiful Bond estate. The house is 2 miles from the picturesque town of Wareham on the banks of the River Frome, steeped in history, with fantastic local amenities as well as renowned restaurants and cafes such as The Priory, The Granary and The Salt Pig.

This really is the ideal family country home and (subject to planning permission), a rare opportunity to create a 'dream residence' for the discerning new owners.



The house itself was built in 1874 and is in excess of 5,500 sq ft with flexible accommodation, ideally lending itself as a large family home, benefiting from 7 Ensuite Bedrooms, an expansive dining room with conservatory, fully fitted commercial kitchens, laundry rooms, a private 2 Bedroom Annexe as well as extensive parking and outbuildings.

As you enter the sweeping driveway with its ample parking, the main house is beautifully positioned set back from the roadside surrounded by fields.

Upon entering the foyer of the property, you are greeted with the main Entrance Lobby with feature archways leading through to the grand Dining Hall and a large, bright Conservatory opening out to a Patio seating area.



To the side access of the Dining Hall there is also a fully fitted commercial Kitchen, walk in freezer and various storage rooms. Also accessed from the lobby, there is a private Office / Study, x 2 W.C.s, a spare double Bedroom with an ensuite disabled bathroom, 2 further recently refurbished spacious double bedrooms both with modern ensuite shower rooms, high ceilings and large bay windows overlooking the views opposite of the Lulworth ranges.

Off the entrance hallway is the Main Staircase offering further accommodation. On the first floor of the main house, there is a wide landing leading to 3 large double Bedrooms all fitted with ensuite shower rooms, and a further spacious and bright double Bedroom with large windows and excellent views with a large ensuite Bathroom comprising of a separate bath, shower, W.C and sink. On the first floor, there are also 2 further Store Rooms as well as Laundry Room.



Off the main staircase, whereby you can access a private staircase leading to the annexe; of which includes a separate bathroom, a split level bedroom which could consist of a single room and a dressing room or alternatively 2 single bedrooms, a few steps up leads through to the living room in the eaves of the house, off of which is a fitted kitchen and a further double bedroom with ensuite shower room of which have views over the land of Bond Estate

The house offers flexible accommodation, with the owner having acquired over time extensive planning permission, with the opportunity of retaining the use as a hotel, to return the property to a main private residence or to develop into further dwellings (STPP).







Viewing by appointment through:

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