



Peel House, Gussage All Saints, Wimborne, BH21 5ET

£700,000

- Picturesque Character Cottage
- Four Bedroom, Two Bathroom
- Versatile Accommodation
- Sought After Village Location
- Feature Lounge with Inglenook Fireplace
- Large Kitchen / Breakfast Room
- Large South Facing Garden
- Oil Fired Central Heating
- Vacant - No Forward Chain

Peel House, , Wimborne BH21 5ET

A unique opportunity to purchase a superb four bedroom cottage that was once the village post office and has been extended to provide a most attractive and spacious home with a wealth of period features. The property has a large South/West facing tranquil rear garden backing onto open land. There is scope to improve the property if needed and offers versatile accommodation. Located in a picturesque setting in the heart of a sought after village with easy access to Wimborne Town Centre, making it a perfect family home.



Council Tax Band: E



Property Details

Area

GUSSAGE ALL SAINTS is an attractive village and parish in East Dorset situated in an AONB (Area of Outstanding Natural Beauty). It is about eight miles north of Wimborne Minster and lies alongside a small stream in a shallow valley in the Cranborne Chase.

Gussage All Saints today is a vibrant village with a good mix of inhabitants from youngsters to retired. There is a strong community spirit and this is reflected in the number of village activities.

At the heart of the village is the local pub, The Cockrell which was recently bought by the local community who after hearing it may be developed were determined to save it for future generations.

description

Accommodation comprises. Front Door to the front through to Entrance Hall, oak paneled doors to ground floor rooms.

Ground Floor Shower Room, built in shower cubicle, low level w.c. wash hand basin, part tiled, window to front.

Lounge, feature Inglenook fireplace with inset log burner, exposed brick backing, stone hearth, alcove shelving, beamed ceiling, window to front, archway to

Dining Area/Sun Room, Double opening glazed doors to rear garden Kitchen/Breakfast Room, a bright and airy spacious farmhouse style room positioned along the rear of the

property with outlook over the garden, range of work surfaces with ample storage cupboards, ample space for appliances, walk in pantry/storage with original safe, archway through to Dining Room/Day Room, good size room, feature chimney breast, beamed ceiling, window to front aspect.

Stairs from Entrance Hall to Galleried First Floor Landing, window to front, wall lights

Bedroom One, window to rear, built in wardrobe/cupboard

Bedroom Two, window to rear, built in airing cupboard

Bedroom Three, window to front, built in wardrobe, alcove for further storage

Bedroom Four, window to front, built in wardrobe, hatch to loft space

Bathroom, white suite with enamel paneled bath, low level w.c wash hand basin, walls half paneled, part tiled, window to rear

Outside, The property is set in .2 of an acre, rear garden is South/South West facing and offers a peaceful setting overlooking open land to the rear, mainly laid to lawn with patio area adjoining the property, various mature trees and shrubs, fully enclosed by timber panel fencing and walling, the walling is from the Manor House.

Front, raised flower and shrub border. Garage, to the side of the property, a good size with power and light, up and over door, pitched roof for storage.

Tenure

Freehold

Council Tax Band E



Peel House

Harley Lane, BH21 5ET Wimborne, England, GB
TOTAL AREA:1715.27 sq ft-LIVING AREA:1684.29 sq ft-FLOORS:2



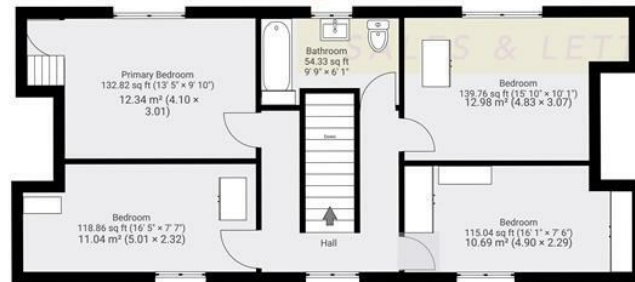
Ground Floor

TOTAL AREA:1029.93 sq ft-LIVING AREA:998.94 sq ft
TOTAL AREA:95.68 m²-LIVING AREA:92.80 m²



1st Floor

TOTAL AREA:685.35 sq ft-LIVING AREA:685.35 sq ft
TOTAL AREA:63.67 m²-LIVING AREA:63.67 m²



The floorplan is for illustrative purposes only. All dimensions and measurements are approximate. Actual sizes may vary due to construction tolerances, finishing variations, and other factors. Prospective buyers or tenants are advised to verify all measurements independently before making any decisions.

0' 4' 8' 12' 1:95
Page 1/1

Nicholas Humphreys
wimbome@nicholashumphreys.com

2 Park Lane, BH21 1LD Wimborne, Dorset, United Kingdom
nicholashumphreys.com

01202889088



Energy Efficiency Rating

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

Viewings

Viewings by arrangement only.
Call 01202 88 90 88 to make an appointment.