

East Coombe Farmhouse

Coombe Keynes, Dorset



**Knight
Frank**

A handsome Georgian farmhouse set on the edge of a tiny and pretty village with views across the beautiful Purbeck hills.

Wool 2 miles (Waterloo 2 hours 35 minutes), Lulworth Cove (Jurassic Coast) 3.5 miles, Wareham 7.5 miles
Dorchester 12.5 miles, Bournemouth Airport 27 miles
(Distances and times approximate).



5/6



4



3/2

Summary of accommodation

Main House

Ground Floor: Porch | Entrance hall | Inner hall | Sitting room | Dining room | Study (occasional bedroom)
Shower room | Kitchen/breakfast room | Conservatory | Boot room | Utility room | Rear verandah

First Floor: Landing | Principal bedroom with ensuite bath & shower room & separate ensuite WC | Single bedroom
Guest bedroom with ensuite shower room | Two further double bedrooms | Family bathroom

Garden and Grounds

Parking | Attached single garage | Gravelled courtyard | Summerhouse | Garden

In all about 0.85 acre



Situation

(Distances and times are approximate)

East Coombe Farmhouse is situated at the eastern end of the pretty village of Coombe Keynes, which is surrounded by unspoilt countryside and is close to the coast.



The neighbouring village of Wool has a GP surgery, two grocery stores, two garages, two pubs, a butcher, hardware store and chemist, with Wareham and Dorchester nearby for wider requirements.



The area also offers a wide choice of popular, well regarded schools covering all ages from both the state and independent sectors.



The B3071 just outside the village provides a quick link to the A352 at Wool, which links Weymouth, Wareham and Poole.



Wool has a railway station on the South West mainline running between Weymouth and London Waterloo, reaching the latter in about 2.5 hours.



Bournemouth Airport is about an hour away by car, and Southampton Airport is just over an hour by rail from Wool, both offering flights to a choice of UK and international destinations.



East Coombe Farmhouse

Situated at the eastern end of the village, East Coombe Farmhouse is south-facing and has uninterrupted views out beyond its garden. It is Grade II listed and was built in the Georgian period. It has been the much-loved home of the current owner for eleven years and has been sympathetically refurbished to a high standard.

It has two principal reception rooms, one either side of a lovely entrance hall. Both rooms feature tall bay windows and original, working fireplaces, with the one in the sitting room fitted with a wood-burning stove. The third reception room, the study, also doubles as an occasional bedroom with an adjacent shower room.

The farmhouse kitchen is full of character with a two-oven AGA inset in the original range fireplace, fitted units under black marble work surfaces plus ample dining space and a door leading through to the conservatory.

Upstairs there are five bedrooms off a central landing. All the double bedrooms are south facing and have wonderful, far-reaching views out over the surrounding countryside. Four of the bedrooms are good-sized doubles with the principal and guest bedrooms both having their own ensuite facilities. The fifth, single bedroom could also be used as a nursery or a dressing room, but currently serves as a home office.



Outside

East Coombe Farmhouse is set in a beautiful, mature, colourful garden of just under an acre plus parking for four cars beside an attached, single garage. The garden slopes gradually away from the house encompassing a level lawn, richly stocked borders, a paved terrace, gravelled courtyard, summerhouse, fruit cage and orchard.

Property Information

Tenure: Freehold

Services: : Mains water & electricity. Private drainage (bio-sewage plant). LPG-fired central heating & AGA. Envirovent air quality system. Ultrafast FFTP broadband.

Local Authority: Dorset Council
(www.dorsetcouncil.gov.uk)

Council Tax: Band G

EPC: F

Directions:

BH20 5HJ / What3Words ///rentals.rides.describes

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House: 273 sq m / 2,938 sq ft

Garage: 14 sq m / 150 sq ft

Total Area: 287 sq m / 3,088 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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