

A two-story stone house with a prominent chimney, wisteria flowers, and a white picket fence. The house is made of light-colored stone and has a dark grey tiled roof. A large chimney with two red pots is on the left side. The front facade features several windows, some with white frames and others with arched tops. A white door is visible on the left side. A large, leafy tree is on the left, and a white picket fence is in the foreground. The sky is blue and clear.

HEARNES

WHERE SERVICE COUNTS

Wimborne, Dorset, BH21 1SF

Wimborne, Dorset, BH21 1SF

FREEHOLD PRICE: £395,000

A charming Grade Two Listed gatehouse dating back to the 1800's backing onto a farmyard and offering two double bedrooms, two reception rooms and two bathrooms, a conservatory, country style kitchen/diner and mature courtyard garden.

- Entrance hall with double door storage cupboard and feature window
- Generous size hard wood framed kitchen/conservatory/diner with bifold doors opening onto the courtyard garden, grey tiled floor and under floor heating. The kitchen is finished in high gloss white units with complementary worktops, Smeg electric fan oven, Smeg gas hob and extractor hood, microwave, free standing dishwasher, washer dryer and Miele fridge freezer
- Dual aspect sitting room with beamed ceiling, feature fireplace with wood burning stove and door to side access
- Snug with feature fireplace and original feature window overlooking the garden
- Cloakroom with wash hand basin set in a vanity unit and WC
- Bedroom one with original feature window overlooking the front garden and en suite bathroom with shower over the bath, heated towel rail, back lit mirror, contemporary wash hand basin set in a vanity unit, non-slip floor, loft access and inset ceiling spotlights
- Bedroom two with twin aspect and views over the front garden, feature fireplace, loft access and en suite shower room with shower cubicle, electric shower, heated towel rail, pedestal wash hand basin and WC
- Outside: Front garden with small lawn and an abundance of mature shrubs with a beautiful wisteria plant adding to the character. The private paved courtyard rear garden offers two areas for outside dining including an oak frame covered canopy area ideal for fire pit/barbecue

Abbots Lodge is one of a pair of gatehouse cottages dating back to the 1800 which gives access to the farmyard behind with two additional Listed barns. The yard is no longer part of a working farm. The cottage is in easy reach of riverside walks and approximately 1.5 miles from the town centre.

COUNCIL TAX BAND: D EPC RATING E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

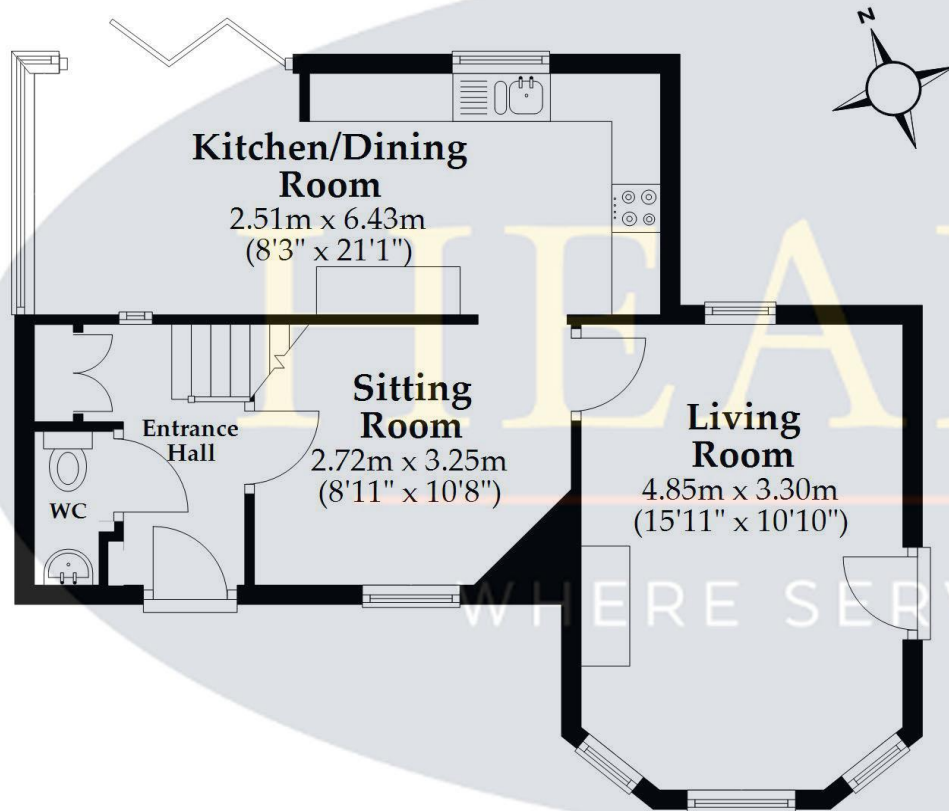




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

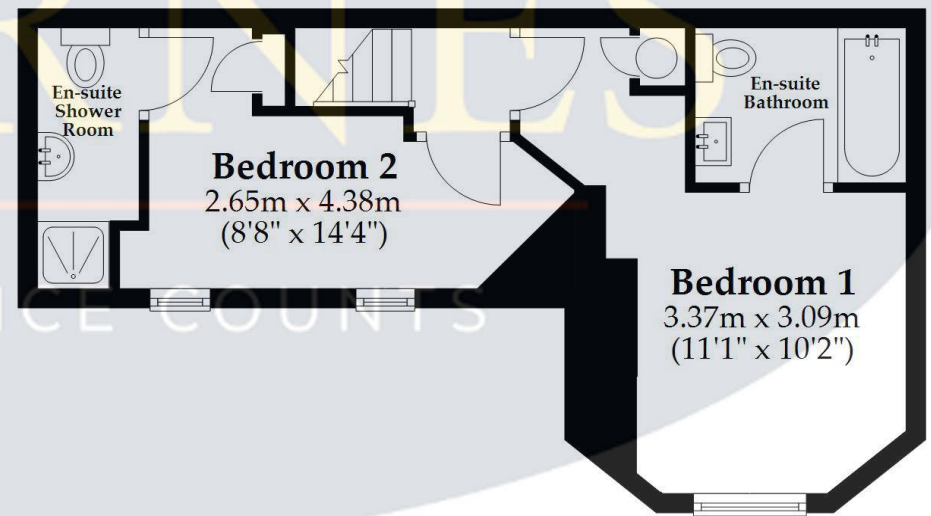
Ground Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 78.4 sq. metres (844.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood





HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: Wimborne@hearnes.com

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD