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WHERE SERVICE COUNTS

**Corfe Mullen
Wimborne, Dorset BH21 3RF**

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FREEHOLD PRICE GUIDE: £950,000

This is a quite unique opportunity to purchase a most attractive cottage set in this rural location with approximately 1.5 acres of grounds. This lovely family home offers four bedrooms and four reception rooms plus a stunning detached orangery large garage with loft and workshop. (NB A further 4.5 acres of land is available within the sale if so desired by separate negotiation).

The property was originally a Dorset long barn but burnt down in the 1960's. It was subsequently rebuilt in the same design with a few alterations, retaining the cottage style character. It has been occupied by the present owner for 30 years as the family home and has been extended and improved enormously over the years.

The gardens have been lovingly planted and tended and now offer a multitude of varied shrubs and plants as well as large vegetable and fruit nets, numerous soft fruit trees a rose walk, lawns, pond and patios. There are two vehicular access points and plenty of parking. The garage has a large workshop attached at one side which has underfloor heating as well as power and lighting and there is a boarded loft area providing additional storage space.

Set close to, but detached from, the main house is a quite superb double glazed Orangery which has a wood burning stove (that can be cooked on) under floor heating, electric blinds and two wide sets of bi-fold doors opening to either side, where there are generous secluded sun terraces overlooking the gardens.

The accommodation includes two sitting rooms both of which have open fires with a modern inglenook and wood burning stove in one. The kitchen has just been refitted in quality units and appliances, and the main bathroom has also been refitted in a stunning Villeroy and Boch suite. Further benefits include oil fired central heating and double glazing.

The property is set amidst green belt countryside with a smattering of individual homes around providing a local community with the superb Castle Court independent preparatory school just along the road. The area is well served by excellent schools in both the state and private sectors, and there are excellent shopping and leisure amenities in Wimborne, as well as churches of most denominations, which is just 3 miles away.

London: 100 miles
Bournemouth: 11 miles

Poole: 8 miles
Airport: 13 miles

COUNCIL TAX BAND: F

EPC RATING: E

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.







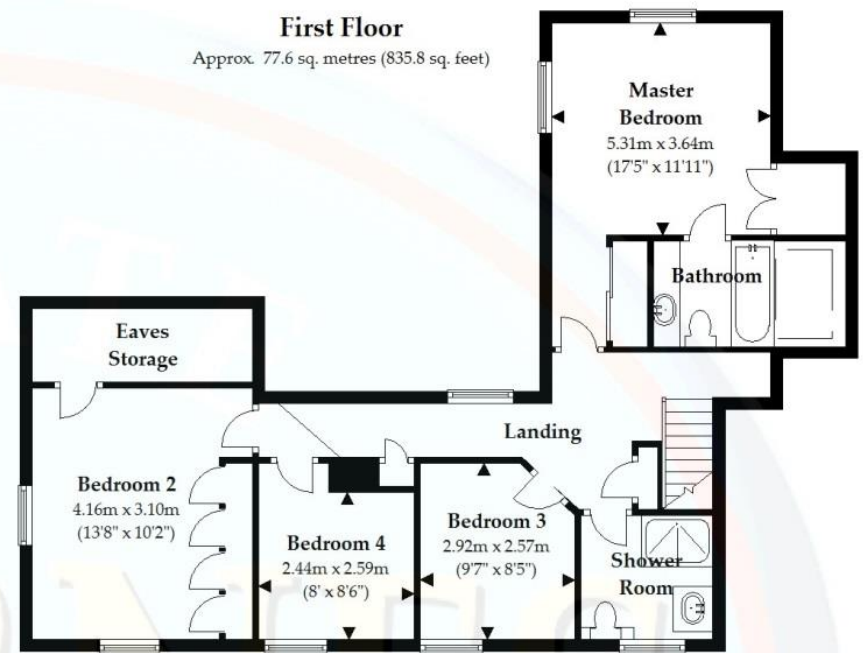
Ground Floor

Approx. 94.4 sq. metres (1016.1 sq. feet)



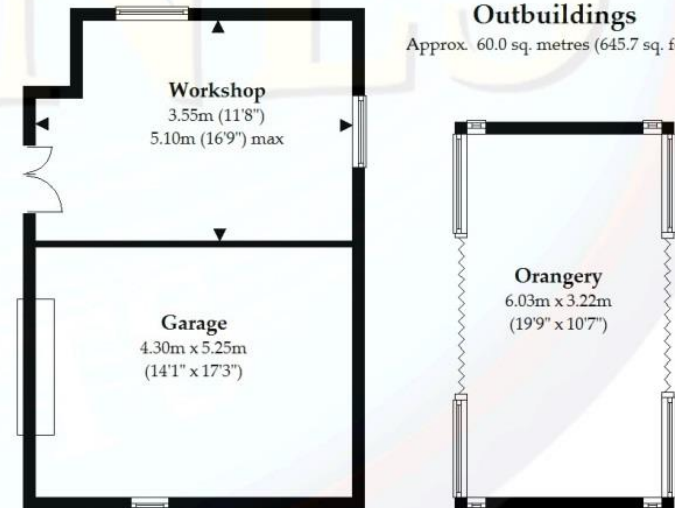
First Floor

Approx. 77.6 sq. metres (835.8 sq. feet)



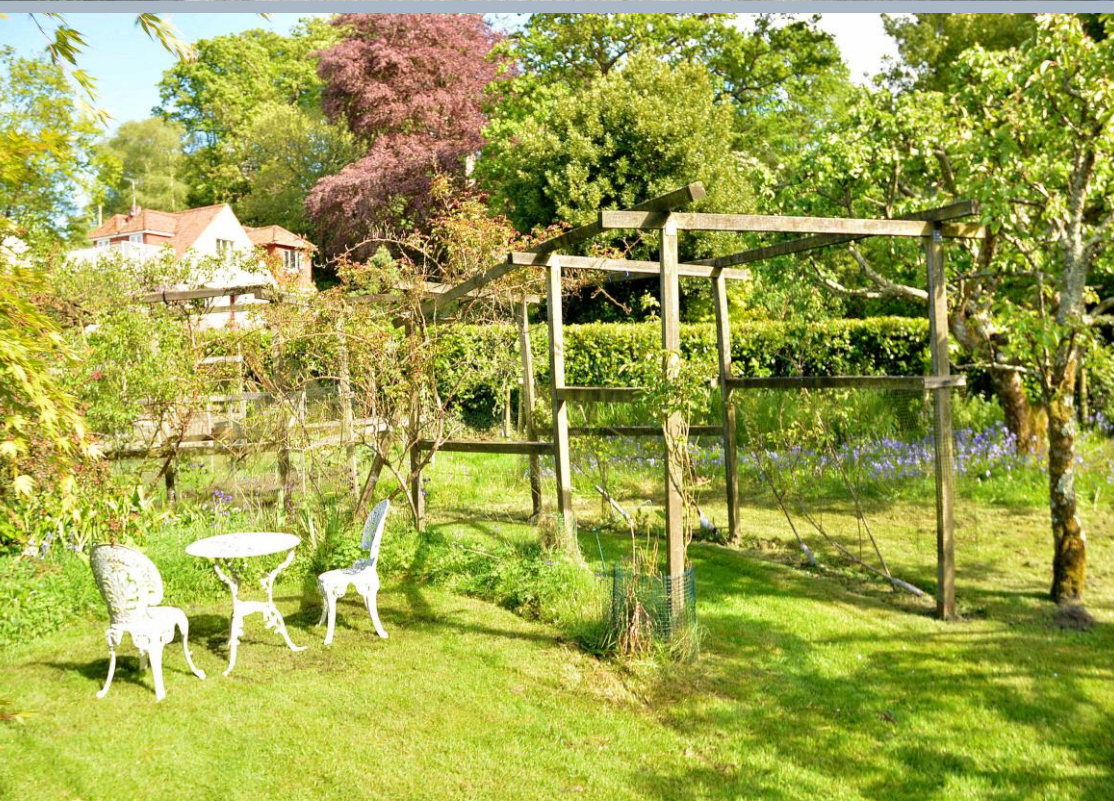
Outbuildings

Approx. 60.0 sq. metres (645.7 sq. feet)



LJT SURVEYING

Total area: approx. 232.0 sq. metres (2497.6 sq. feet)





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6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922

Email: wimborne@hearnes.com

www.hearnes.com