



## Horton Heath, Horton, Wimborne

Guide Price  
**£1,500,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



An exceptional country cottage, nestled in the middle of open countryside. With an extensive array of barns and outbuildings set in grounds of 14.23 acres. This stunning home has extant planning permission for an ancillary building which could be used as a home and income, annex or swimming pool.

## Horton Heath Farm, Horton, Wimborne, BH21 7JP

- A quintessential period country cottage enriched with charm and character
  - Splendid views across open countryside
  - An array of outbuildings, stables, workshops and barns
    - Well fenced and maintained paddocks
- Lovely tranquil location, total seclusion and privacy
  - Large wrap around garden
    - Several orchards with fruit bearing trees
      - Set in 14.23 acres
- Extent planning permission granted for an ancillary building



Viewing strictly by appointment  
Symonds & Sampson  
01202 843190





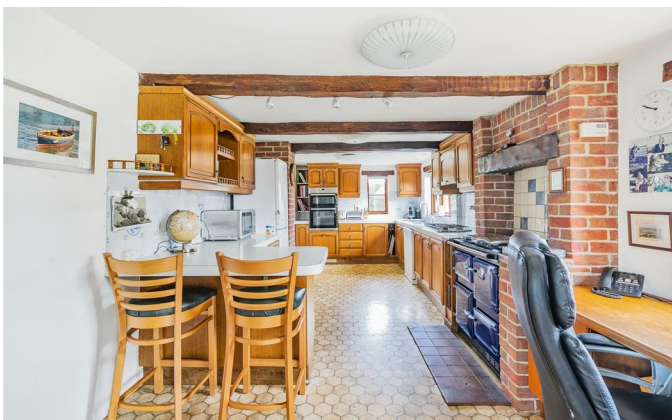
A quintessential and stunning detached thatched cottage situated in a glorious and secluded location, overlooking lush paddocks and farm land.

The cottage itself is visually beautiful and stands within its own grounds and has mature wrap around gardens. There are several orchards with a variety of fruit trees giving an abundance of produce, including several different apple varieties, plums and greengages. The paddocks border the property which is situated centrally in the plot offering a tranquil surrounding, a high degree of seclusion and total peace and privacy.

In the garden is a pretty summer house with BBQ and decking area which is ideal for outside entertaining. Next to this is a large fish pond, a lovely peaceful place to sit and enjoy the rural views.

There are several outbuildings including two stables a separate tack room, a workshop, large barn and studio coupled with a four birth open fronted car port as well as a useful inspection chamber. An outside utility room and a garden storage shed.

The property is set in 14.23 acres which is a mixture of grazing pasture and formal gardens.





### Internally

The cottage retains its glorious charm and character with an abundance of period features to include exposed brick and stone work and original beams plus a large inglenook with log burner and bread oven.

When you come through the front door you enter the spacious hallway which has wooden parquet flooring and a lovely return oak staircase. The main sitting room is off the hallway, a large room with a focal fireplace and double doors that open out into the garden. The other end of this room you can access the dining room, with space for a large dining table and windows looking out over the gardens - its the perfect room for entertaining. From the hallway you access the snug, which is in the older part of the cottage and retains the inglenook, and bread oven. This room would make an ideal play room, crafts room or snug as it is currently used. The focal point in the kitchen is the Aga with plenty of counter space and cupboards either side. Several windows offer idyllic views across the garden and paddocks. From the kitchen access is given to a large conservatory which takes

advantage of the views and is currently used as the main entrance. From the kitchen you access the snug completing a 'full loop'.

The utility room is accessed via the back hallway, with a large bathroom located to the left with walk in shower, WC and wash basin. The boiler and white goods are also neatly placed and there is plenty of room for storage. The back door leads out into the garden. with another door taking you back into the kitchen.

### Upstairs

You head up the lovely oak return staircase, to the left hand side is the primary bedroom. This has a large built in wardrobe and has triple aspect across the gardens and land the bedroom has a large ensuite bathroom with wash basin, bath, and WC. To the left of this is another double bed room with a washbasin. On the landing behind the stair case is a large airing cupboard. From the staircase you head right along the corridor there are a further double bedroom and a twin room and the family bathroom with a bath, WC and wash basin.

### Externally

The tree lined driveway leads to house, there is a large parking area with a four berth car port. An outside utility room with WC and garden storage room, with a further covered parking area.

Next to this the large workshop which has previously been used as a metal workshop with separate heat source. There are two stables and a tack room.

A large barn with full height opening doors and an internal wood workshop or studio with wooden sliding door with views looking out over the paddocks.

The mature and secluded gardens wrap around the property, with established borders and fruit trees offering a variety of seasonal blooms. In the garden is a pretty summer house and BBQ area with decking that sits along side a large pond all which have electric running to both of them, perfect for outside entertaining overlooking the rural views. Next to this is also a good size green house.

The property has several well maintained and manageable paddocks with wooden post and rail fencing and five bar gates. All paddocks benefit from mains water supply. There







are multiple footpaths and bridle ways near by. Extant planning permission is in place for an ancillary building which consists of a timber framed single storey holiday let. The footings of which are already in place. This could be used for a variety of things including a home income, annex or a swimming pool, SSTC.

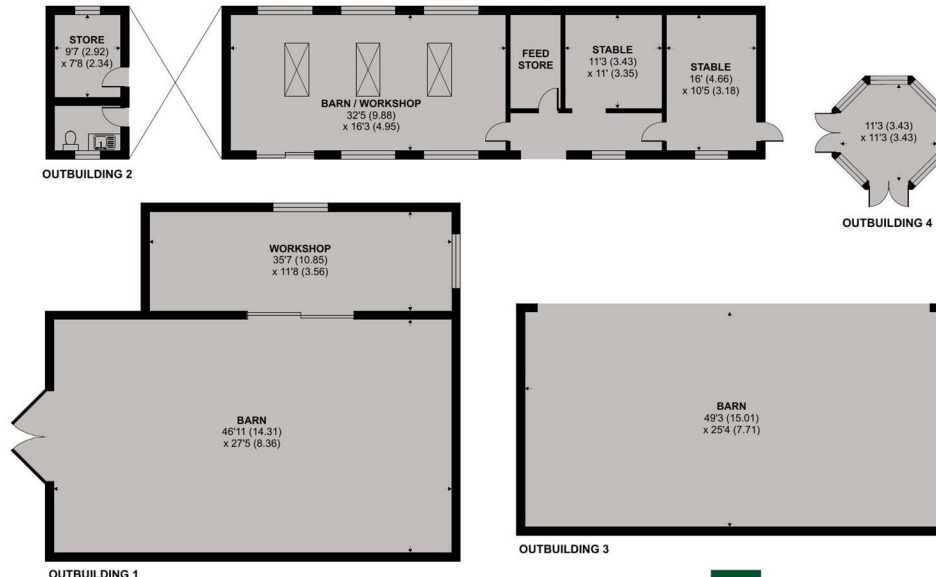
#### Services

Oil fired heating,  
 Septic Tank,  
 Mains water,  
 EPC Rating - D  
 Council Tax Band -G  
 Superfast broadband is available. Mobile network coverage is good from most providers.

### Horton Heath, Horton, Wimborne

Approximate Area = 2752 sq ft / 255.6 sq m  
 Outbuilding(s) = 4204 sq ft / 390.5 sq m  
 Total = 6956 sq ft / 646.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Symonds & Sampson. REF: 1101123



**Agents notes**

Planning permission has been approved and passed for a detached ancillary building to the current dwelling. The planning permission is extant seeing as the footings of the dwelling have already been completed therefore planning last in perpetuity. This proposed building is for a timber framed single storey holiday let. But with the correct permissions it would suit an annex, or a wonderful Airbnb/home and income. Likewise this would make a splendid area for a swimming pool.

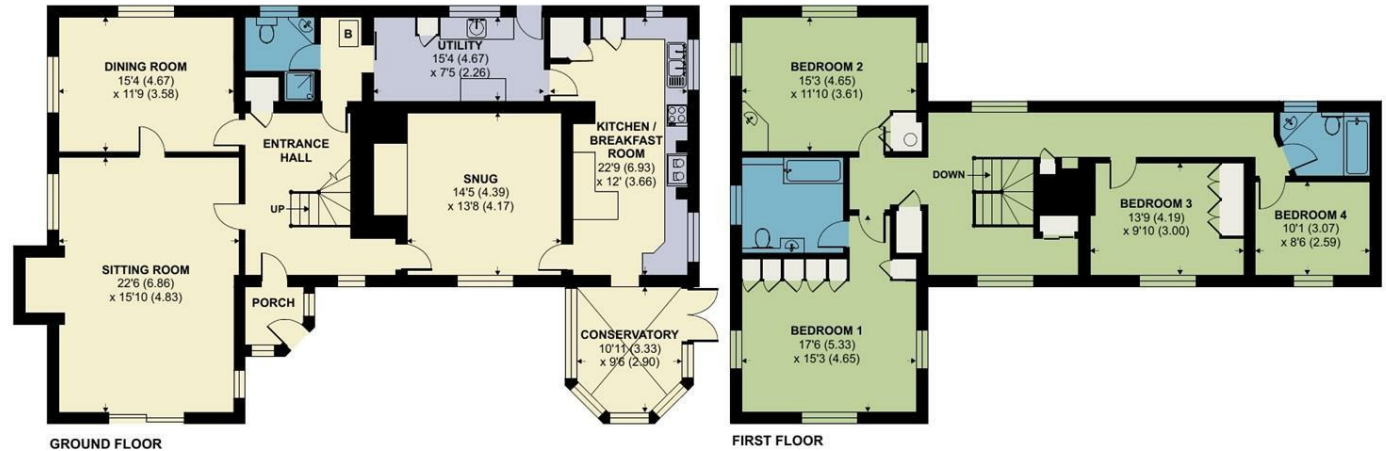
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WIM/IJ/MAR24



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