



## Harts Farm, Horton Heath, Horton, Wimborne,

A stunning and quintessential Grade II listed detached English Country cottage offering a wealth of charm and character set in its own grounds of 3.77 acres with a range of stables and farm buildings.

Offers In Excess  
**£800,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



## Harts Farm, Horton Heath, Horton, Wimborne, BH21 7JN

- A spectacular Grade II listed English Country cottage
  - Impeccable character and a wealth of charm
- Grounds of 3.77 acres and a range of outbuildings and stables
- Set in a quiet private location with its own equestrian arena
- Exposed beams, stonework and presented beautifully
- Large inglenook fireplaces with log burners, blended with contemporary elements
- A useful storage room, offering possible extension opportunities (stpp)
- No forward chain, must be viewed to appreciate

Viewing strictly by appointment  
Symonds & Sampson  
01202 843190







A stunning and quintessential Grade II listed detached English Country cottage offering a wealth of charm and character set in its own grounds of 3.77 acres with a range of stables and farm buildings.

#### Internally

The hallway which hosts the front door and stairs, separates the snug and the sitting room. The sitting room is a large light room offering plenty of space, with windows on each side and French doors that open up into the garden and a door that leads out into the court yard. This room has a large feature fireplace with a log burner.

From the courtyard there is a secondary entrance into a large well lit utility/rear lobby, which includes a good sized shower room, with walk in shower, WC and wash basin.

There is plenty of room for white goods storage and a door that leads out into the garden.

You then head through into the kitchen, with a central island and breakfast bar. The kitchen has well designed units with all appliances built in and several windows providing plenty of natural light including a large window with window seat. From the kitchen you head through to the snug which offers

ample space for soft furnishings and a dining area. The feature of this room is an impressive character inglenook with an inset log burner.

#### Upstairs

The first floor landing provides access to two bedrooms. There is a large master bedroom, with built in wardrobes, as well as space for a dressing table and bedroom furniture. The ensuite bathroom has an impressive vaulted ceiling, with a feature sunken bath, walk in shower WC and wash basin. Bedroom number two is a good sized double bedroom with built in wardrobes and an ensuite bathroom with a stand alone bath, WC and wash basin.

#### External and Outbuildings

The garden is laid to lawn and wraps around two thirds of the house, with plenty of space for outside entertaining. Mature borders, offering seasonal blooms and established fruit trees. There is a green house for growing plants and vegetables.

Harts Farm is well equipped with an extensive range of



outbuildings comprising a mixture of block and render construction, and steel portal frame buildings. Immediately to the west of the main house, is a courtyard of buildings offering plenty of storage facilities and stabling. To the west of the buildings and house is an all weather surfaced equestrian arena.

The property extends to 3.77 acres (1.52 ha) in total, featuring an area of hardstanding to the north east of the main dwelling, previously used for storage purposes as a caravan site, which leads onto a paddock of permanent pasture. The topography of the land is predominantly level lying. There is a network of footpaths and bridleways that can be accessed nearby, offer walking, riding and cycling opportunities around Horton Heath and Common directly from the property.

We strongly consider that Harts Farm offers a brilliant lifestyle package as well as a range of income opportunities. We would recommend a viewing of this superb, highly sought-after property.

**Services:**

Harts Farm benefits from mains water and electricity.

There is a shared septic tank with a neighbouring property.

**Agents Notes:**

Harts Farm is situated within the Bournemouth Green Belt.

No enquiries have been made in respect of the potential alternative uses that would require planning consents.

There is a shared access leading to another property which can be discussed.

# Horton Heath, Horton, Wimborne

Approximate Area = 1924 sq ft / 178.7 sq m

Limited Use Area(s) = 34 sq ft / 3.1 sq m

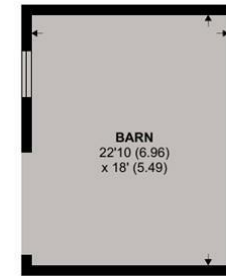
Outbuilding = 2645 sq ft / 245.7 sq m

Total = 4603 sq ft / 427.5 sq m

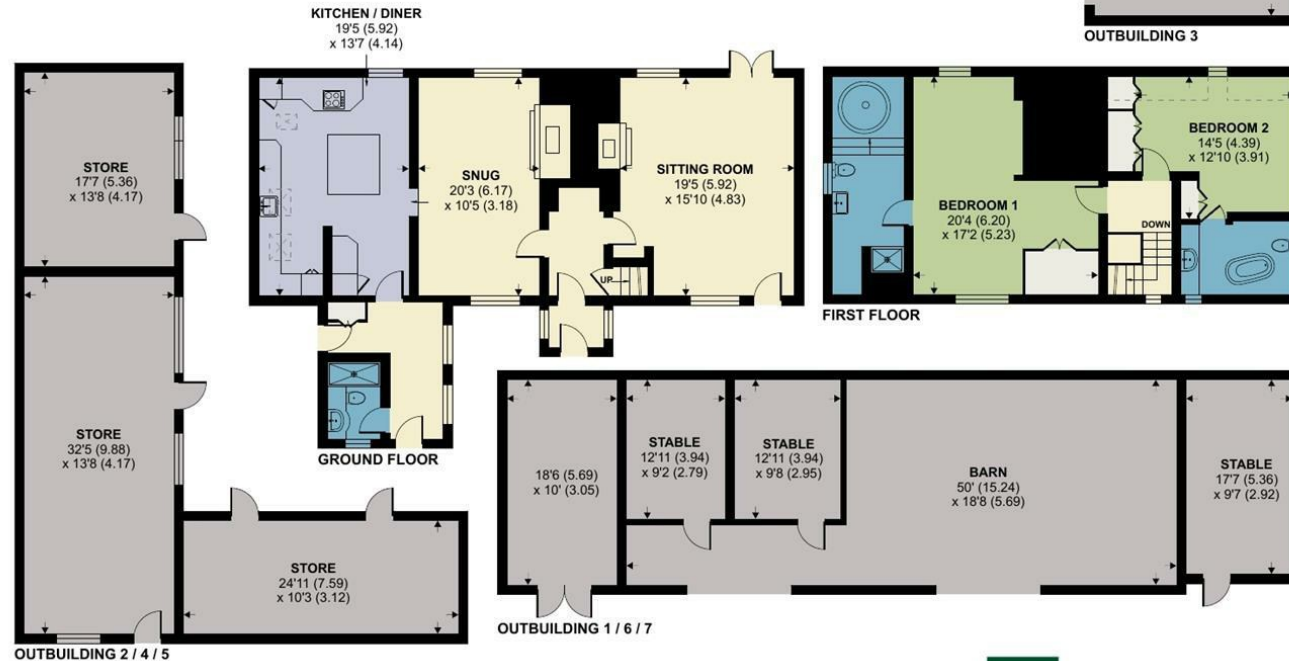
For identification only - Not to scale



Denotes restricted head height



OUTBUILDING 3



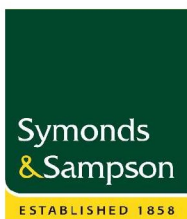
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		54	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1107626



Office/Neg/date



01202 843190

Symonds & Sampson 5 West Street

Wimborne

Dorset

BH21 1JN

wimborne@symondsandsampson.co.uk

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