



Merley Hall Farm, Willett Road, Ashington, Wimborne,

Type: House Bedrooms: 5 Bathrooms: 3
EPC: Exempt Council Tax Band: G

Guide Price
£900,000 Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Merley Hall Farm is a delightful and stunning four or five bedroom 17th century farmhouse with a wealth of charm, character and period features whilst seamlessly blending modern living and conveniences we all desire. The home is drenched in natural light throughout. Standing in generous grounds and situated in a semi-rural location just over a mile from Wimborne town centre, the home boasts a large detached home office or annex as well as a small paddock/orchard. The home offers open views across farmland and a detached garage and parking.

Merley Hall Farm, Willett Road, Ashington, Wimborne, BH21 3DH

- A stunning Grade II Listed character home
- Superb countryside views, a garage and parking
- A small paddock/orchard separate from the home
- A wealth of charm, character and period features
- A large detached home office or ancillary building, ideal annex with super-fast broadband
- Close proximity to Wimborne centre and Corfe Mullen
 - A lovely and vibrant garden
- Secluded and private, yet within touching distance of shops
 - Internal viewing is highly recommended
- The main home and home office both have super-fast broadband

Viewing strictly by appointment through Symonds & Sampson Wimborne Sales Office on 01202 843190

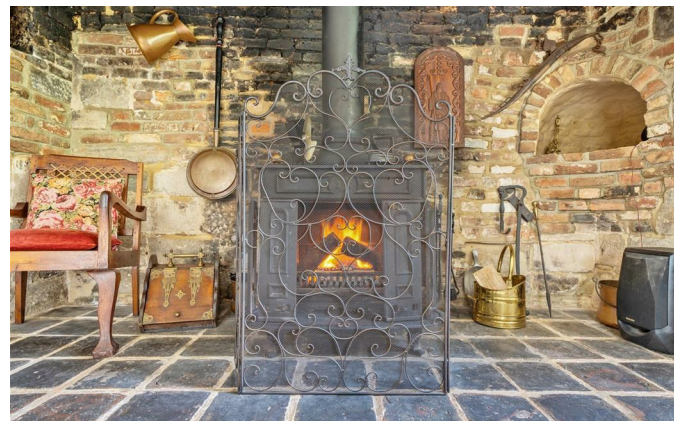




Property

The stunning Grade II listed dwelling is a glorious family home offering extremely spacious living accommodation, and enjoying a wonderful amount of natural light with large windows. The home is arranged over 3 floors which extends to over 2,800 sq ft. The property is the original Merley Hall farm house and is now adjacent to the working farm and enjoys open countryside views

There are three open fireplaces including a superb inglenook fireplace in the living room, a large kitchen/family room with integrated appliances, a ground floor bedroom five or internal annex with en-suite shower room and a beautifully appointed conservatory. The property has four further good sized bedrooms on the first and second floors, serviced by a family bathroom, however there is space to create an en-suite if craved.



Outside

There is a large and extremely well appointed home office with super-fast broadband set over two floors, ideal for working from home or possibly to be used as ancillary accommodation to the main home plus a further single garage/car port and delightful enclosed walled gardens with an array of vibrant seasonal colour as well as a small paddock/orchard. The gardens have lots of useful storage areas and hidden locations within the grounds for personal items or machinery coupled with a superb woodstore which all complete the outside. In all this delightful, bright and historical home has a true warmth to it whilst enjoying privacy and seclusion all a short distance from a variety of eateries, shops and conveniences. Internal inspection is highly recommended. Willett Road is a no-through road with a pedestrian access and bridle way leading to Oakley Hill, near Wimborne. The property was originally built by James Willett, of Willett Road and it was divided into three homes in the early part of the 20th century. The building is constructed of solid stone and brick, part of which has been rendered, all under a plain tiled clay roof.

Gardens and Grounds

The gardens are approached via a quaint and attractive wrought iron gate set within the wall of the walled garden. The cobbled path leads you to the porch and the front door following through the gardens. The gardens include a secluded pond, lawns, well stocked borders, and a vegetable garden. There is also a large garden store house, a hot house, garden tool store and large wood sheds.

The garden itself is awash with seasonal colour and extremely private due to well placed and mature, tree, shrub, and hedge borders. There are also a wide variety of well stocked and colourful flower beds which attract a host of wildlife including birds. A patio area is on offer coupled with a highly secluded jacuzzi/hot tub (available by separate negotiation). The winding pathway leads past the large central lawned area and to the rear of the garden where ample parking is provided, there is enough space for a boat, caravan, or motorhome. This particular area is where the vegetable garden is situated.

There is a large wood store as well as a detached garage and access to the home office/annex (with super-fast broadband). If, however, more space is required, there is a paddock/orchard detached a few feet from the rear garden, this useful addition could accommodate a marquee, which is ideal for entertaining or for larger vehicles.

Situation

Wimborne Minster is a historic market town which boasts a wide range of independent shops, restaurants and cafes. The town offers an array of amenities including a Waitrose supermarket. The architecture of Wimborne is regarded as one of the foremost collections of 15th-, 16th- and 17th-century buildings such as the Cornmarket, the High Street and includes the town hall, the Priests House museum and dozens of original shops and pubs.

The town is home to the popular Tivoli Theatre, a 1930s art deco cinema and theatre. The Minster is a Saxon church, with Norman and Gothic architecture. It is famed for its chained





library and the tomb of King Ethelred the brother of Alfred the Great as well as the tombs of John Beaufort, Duke of Somerset. The town has a market which is held on a Friday at the Allendale Centre and an annual Folk Festival of traditional folk dance and music which has become the focal point for one of the largest gathering of dance teams and musicians in the South of England.

There are public leisure facilities in Wimborne along with many golf courses in the area include Ferndown, Broadstone, Dudsbury and Remedy Oak Clubs. From West Borough and Wimborne Square, regular bus services operate to the surrounding towns which all offer a good range of shops and services. There are lovely countryside walks locally and along the World Heritage Jurassic Coast footpaths to the south. Sailing and other water sports can be enjoyed in Poole Harbour.

The area is well known for its schooling in both the private and state sectors with Canford School, Castle Court School, Dumpton School and Queen Elizabeth's School.

Directions

From Wimborne, proceed west along Julians Road to the Lake Gates roundabout. Take the second exit into Wimborne Road and turn immediately left into Willett Road. Merley Hall Farm can be seen after about half a mile on the left hand side.

Willett Road, Ashington, Wimborne

Approximate Area = 2804 ft / 260.5 sq m (includes garage)

Limited Use Area(s) = 161 sq ft / 14.9 sq m

Outbuildings = 794 sq ft / 73.7 sq m

Total = 3759 sq ft / 349.1 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). © nlchemcom 2023. Produced for Symonds & Sampson. REF: 974824



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