



## Harrys Cottage, Knighton Lane, Wimborne

A sublime detached family home formally part of the Knighton House Estate with panoramic countryside views. The property has been extended to create a glorious home with wonderful cottage gardens.

Guide Price

**£1,150,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Harrys Cottage, Knighton Lane Wimborne BH21 3AS

- Formally part of the Knighton House Estate
- A large detached family home set in its own grounds
  - Stunning panoramic countryside views
  - Annex potential with flexible accommodation
- Parking for numerous vehicles, a garage and a detached workshop/double garage
- A truly unique and exceptional location set in its own grounds
- Private access, unrivalled tranquility and lovely views

Viewing strictly by appointment  
Symonds & Sampson  
01202 843190







A beautiful detached cottage and family home which originally formed part of the Knighton House Estate. This stunning former worker's cottage has been extended and enjoys panoramic countryside views.

The Cottage has been in the same family for many decades and has an abundance of charm, history, and character.

Internally the Cottage has been altered by the current owners so that it can offer self-contained annex accommodation or be used as a large family dwelling with lots of versatility.

The cottage has unrivalled privacy behind electrically operated gates which passes by the main Farmhouse. Upon access the homes beautiful surroundings become apparent with stunning views in all directions coupled with a wonderful and large cottage gardens, ample parking, a detached garage/workshop with further storage and a summer house.

With five bedrooms and three reception rooms, Harrys

Cottage could be home to a family or used as a home offering multigenerational living. The cottage also boasts further potential to extend or improve if so desired subject to the correct permissions.

This picturesque cottage has a sublime, tranquil and peaceful surrounding whilst offering a cosy feel and large gardens with a wealth of charm, character and deceptive living space.

#### Internally

The property is entered via an open storm porch which leads to the main hallway. From here is the original sitting room of the cottage which now acts as the snug, especially if the home were used as a whole dwelling, this room has a lovely central fireplace. Opposite the snug is a formal dining room which in turn leads to the kitchen with a large and separate utility room. To the rear is a rear porch/boot room which gives access to the garden. A separate access from the front leads into the new wing with a large sitting room, an inner hallway, two large double bedrooms, one enjoys en-suite facilities whilst the other has dual aspect. This area can

also be accessed via the main house. On the first floor are three further double bedrooms and another bathroom with a large amount of storage.

#### Externally

The home is accessed via a side entrance to the main Knighton House Estate, therefore enjoys excellent privacy. The sweeping driveway leads to a large, shingled driveway and parking area which accommodates numerous vehicles. This area also has a detached timber workshop/double garage with a vaulted ceiling as well as a further single garage which is integrated and offers storage.

To the rear a large, lawned area boasts stunning and panoramic views with delightful and colourful flower beds, a selection of well placed trees which offer shelter as a delightful and ornate summer house. The garden has a part wooded area to the rear as well as space for vegetable patches, entertaining or many other uses.

The garden of this wonderful home is a true selling feature with glorious views and lots of space. The cottage itself must be internally inspected to appreciate all it has to offer.

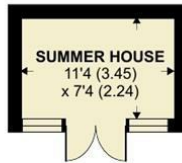
Services and Agents note  
 Private drainage - Oil central heating  
 Mains electric and water  
 EPC rating E  
 Council tax band - G  
 Standard Broadband and mobile networks are available



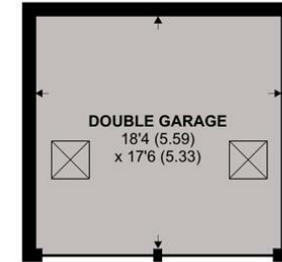
## Knighton Lane, Wimborne

Approximate Area = 2563 sq ft / 238.1 sq m  
 Limited Use Area = 47 sq ft / 4.4 sq m  
 Outbuilding(s) = 511 sq ft / 11.8 sq m  
 Total = 3121 sq ft / 182.7 sq m

For identification only - Not to scale

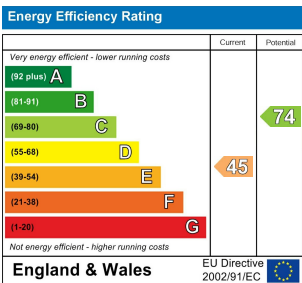
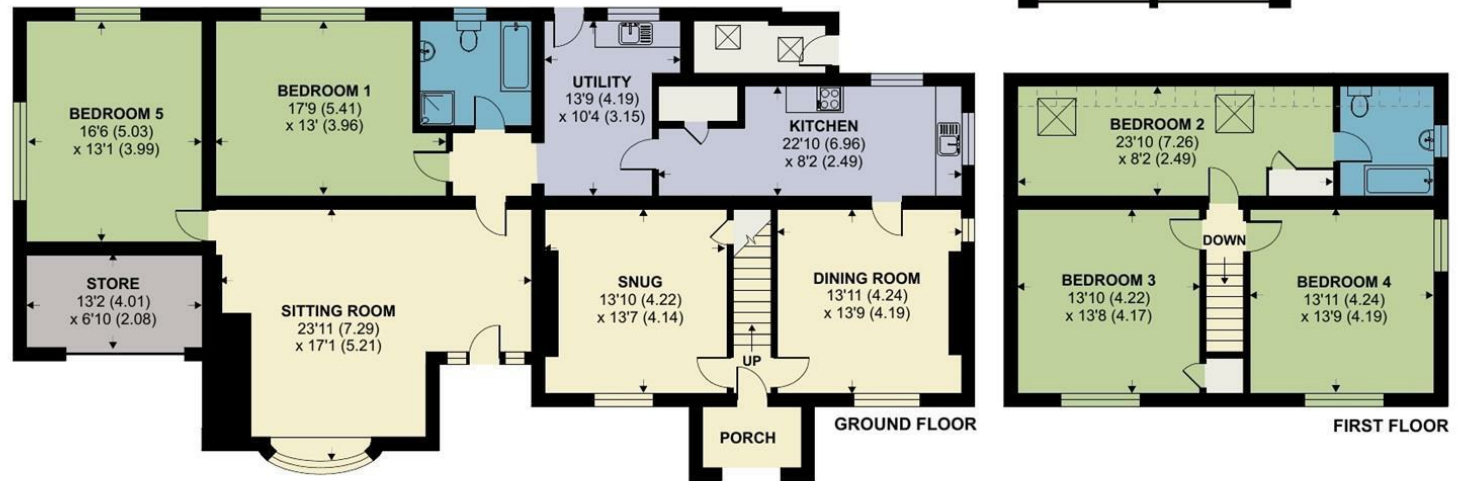


Denotes restricted head height



### Directions

From Wimborne head towards Canford Magna and onto Magna Road. Knighton is found at the crossroads of the traffic lights which used to lead to the Canford Golf club. Turn left at the lights and continue down Knighton Lane, past the Lady Wimborne Cottages until you approach Knighton House Estate. The entrance can be found to the left of the main house.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1122042.



WIM/NW/24MAY



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