



Farrer Estate, East Stoke, Wareham BH20 6AT
£220,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



The Farrer Estate is a beautifully appointed manor house, converted in recent years to a development of premium residences. This elegantly converted apartment is found on the ground floor of the original part of the manor house and is accessed via its own private entrance.

The apartment blends timeless architectural charm with modern luxury. From the expansive entrance hallway, you're greeted by impressive high ceilings, wide proportions and rich hardwood flooring, creating an immediate sense of space and refinement. The bright and inviting living and dining room is a perfect haven for relaxing with family or entertaining friends, enhanced by tall sash windows that frame tranquil views of the expansive estate grounds.

The main bedroom is generously sized, featuring luxury carpeting, high ceilings, and space for fitted wardrobes and additional furniture. A large traditional sash window bathes the room in natural light. The second bedroom, also a double, provides versatility and is ideal as a guest room, home office, or dressing room.

The bathroom, designed by Bathroom Elegance, exudes sophistication with marble tiling, a rainfall shower over bath, chrome fittings, vanity unit, WC, and heated towel rail. Completing the high-end specification, the bespoke kitchen by Kitchen Elegance features sleek quartz worktops, abundant storage and integrated full-height fridge freezer, washer/dryer and dishwasher.

Outside, residents enjoy access to the pet-friendly, meticulously maintained estate grounds, including manicured lawns, enchanting woodland walks and peaceful pond seating areas. A sweeping private driveway leads to two conveniently placed dedicated parking spaces.

Set within several acres of countryside between Wareham and Wool, the Farrer Estate offers a rare combination of privacy, accessibility and serenity. Just a short drive from Dorset's world-renowned coastline, including Lulworth Cove, Durdle Door and Studland, this apartment is ideal for those seeking a refined permanent residence, luxurious holiday retreat or a low-maintenance lock-up and leave getaway.





KEY FEATURES

- Impressive Manor House Setting
- Private Entrance with Large Foyer
- Open Plan Living / Dining Room
- Luxury Fitted Kitchen & Bathroom
 - Two Double Bedrooms
- High Ceilings and Character Features
- Expansive Communal Lawns, Pond & Woodland
 - Two Allocated Car Parking Spaces
- Short Drive to Shops, Restaurants & Facilities in Wareham
- Ideal First Time Buy / Second Home / Buy to Let





ADDITIONAL INFORMATION:

Tenure: Leasehold - 199 years from 2019, therefore approximately 193 years remaining

Ground Rent: £250 per annum

Maintenance: £3,070 per annum

Fully managed gardens and communal areas

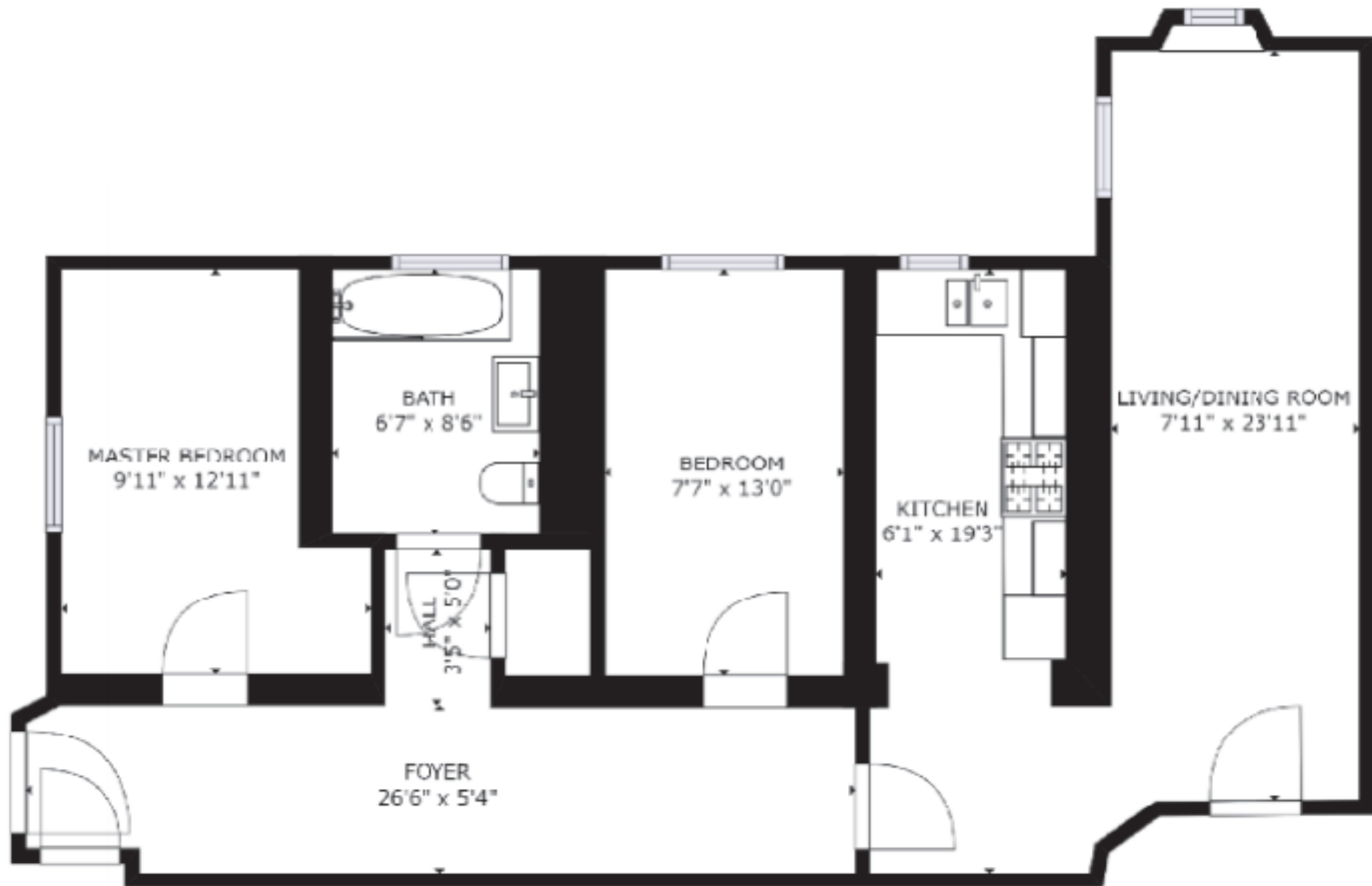
New Build Warranty (NHBC): Inclusive with 4 years remaining

Council Tax: Band D - Dorset Council





FLOORPLAN



FLOOR 1





Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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