



Jubilee Hill Woodlands Access To Burgess Farm Cottage Hemmin  
, Wimborne, BH21 8LY

Guide price £325,000





# Jubilee Hill Woodlands Access

Wimborne, BH21 8LY

Guide Price £325,000 - £350,000 - Cash Buyers Only  
(no mtge) - Viewings By Appointment -

A Semi Rural, Well Insulated HOLIDAY COTTAGE  
Constructed To A High Standard From Timber With A  
Separate Bike Shed and Detached Office Building.

St Quintin Estate Agents are pleased to offer for sale  
this stunning and 'Recently Refurbished Holiday  
Cottage' (MAXIMUM STAY - 90 DAYS PER CLIENT)  
offering two bedrooms both with top of the range en  
suite facilities, an open plan lounge/ dining/ kitchen area  
with solar panels and 9 kw battery back up system, two  
EV chargers and parking for four cars.

Within the last 12 months having gained its  
PERMISSION for the use as a HOLIDAY RENTAL it is  
expected to turnover approximately £20,000, with  
returning guests already booked. The Renewable  
energies make this stunning offering cheap to run and  
maintain with all electric heating and cooking facilities.

Externally a decked area overlooks the surrounding  
semi rural landscape with multiple country walks and  
tracks within easy reach.

The property is offered fully furnished with the benefit  
of all kitchen appliances also. With double glazing,  
firewalled insulation and air conditioning this sublime  
offering needs to be viewed to fully appreciate what is  
on offer.

With a guide price ranging from £300,000 to £350,000,  
this home presents a fantastic opportunity for those  
looking to invest in a property with significant potential.

Don't miss the chance to view this exceptional property  
and envision all it can offer.

Disclaimer: Please note that fees are payable by way  
of a buyers premium (1.5% plus VAT) due to the St  
Quintin Property Group not taking a fee from the seller.  
This needs to be considered prior to making an offer.

IF YOU ARE CONSIDERING SELLING ANY  
COMMERCIAL VENTURES/ REFURBISHMENTS/  
PLOTS OF LAND (WOODLAND/ FARM LAND/  
EQUISTRIAN/ LAKES ETC) THEN IT IS WORTH  
NOTING THAT WE DO NOT CHARGE  
VENDORS/LANDOWNERS FOR THE SALE OR  
MARKETING







#### Property Highlights

- Guide Price: £325,000 – £350,000
- Sale Type: Cash Buyers Only (no mortgage)

#### Property Overview

#### Accommodation

- Bedrooms: 2 double bedrooms
- Bathrooms: 2 luxury en suite bathrooms
- Living Space: Open plan lounge, dining, and kitchen area
- Fully furnished – includes all kitchen appliances

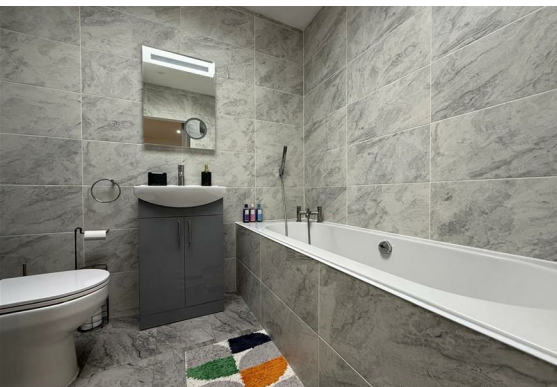


#### Energy & Sustainability

- Solar panels with 9 kW battery backup system
- Two EV chargers installed
- All-electric heating and cooking
- Firewalled insulation and double glazing
- Air conditioning
- Energy-efficient & low running costs

#### Additional Buildings

- Detached office building
- Separate bike shed

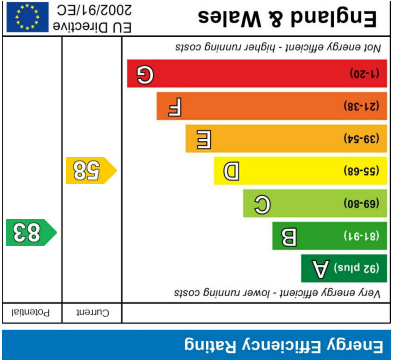
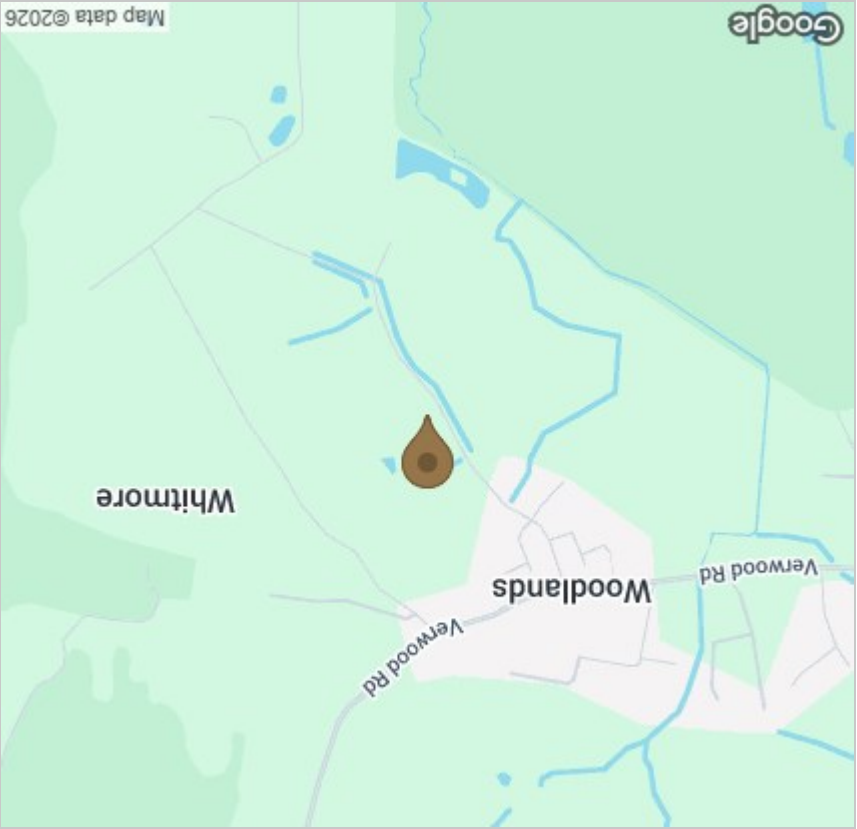


#### Exterior & Location

- Parking for four cars



Area Map



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.