



Burgess Farm Cottage
Woodlands, Wimborne, BH21 8LY

Offers over £795,000



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UNIQUE OPPORTUNITY – Substantial Cottage with Annexe, and Garden Lodge in Rural Dorset providing a rare and exciting property, tucked away in the Dorset countryside near Woodlands and Horton. Set within approximately 0.6 acres of formal gardens, it combines space, character, and versatility, making it ideal as a family home, home and work property, home and income or multi-generational residence.

Dating back around 200 years, the main house retains many original features, including a striking inglenook fireplace. The cottage comprises a kitchen/breakfast room, cloakroom, snug/dining room with bread oven and wood-burning stove, sitting room, and triple-aspect garden room with vaulted ceiling and French doors opening onto a raised timber deck. Upstairs there are three bedrooms, a family bathroom, and separate WC, with many rooms enjoying views over the gardens and open countryside.

A self-contained ground-floor annexe provides a double bedroom, lounge with wood burner, conservatory, kitchen, bathroom, and raised deck, offering privacy and flexible living. The rear of the grounds features a timber-framed Garden Lodge, built in 2019, with three bedrooms including a master ensuite, open-plan kitchen and sitting area, family bathroom, and its own enclosed garden.

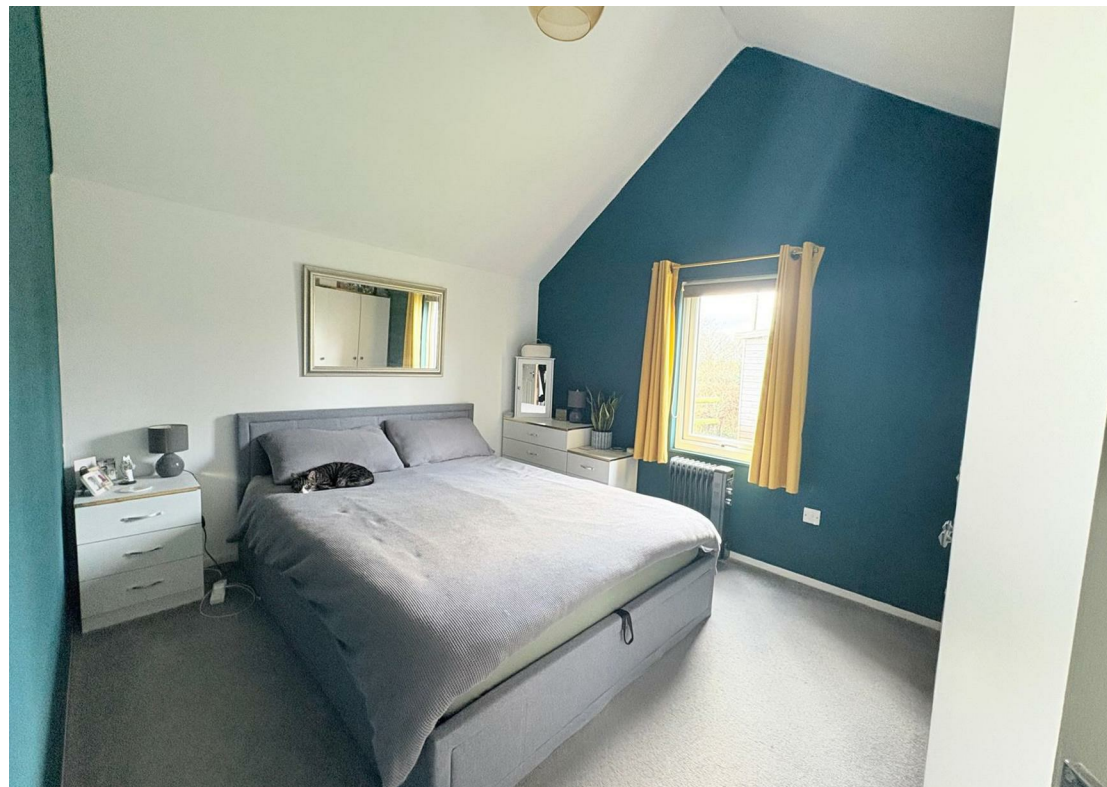
The extensive gardens include lawns, patios and decking, with south-westerly views over the surrounding countryside.

A further benefit is the 7KW solar system with 2 x 9.5kw batteries situated on the lodge which feeds back to the main house.

Ample off road parking and EV charging point .

This property represents a truly exceptional opportunity to acquire a character-filled, adaptable property in a peaceful semi-rural setting. Viewing is highly recommended to fully appreciate the space, flexibility, and lifestyle on offer.





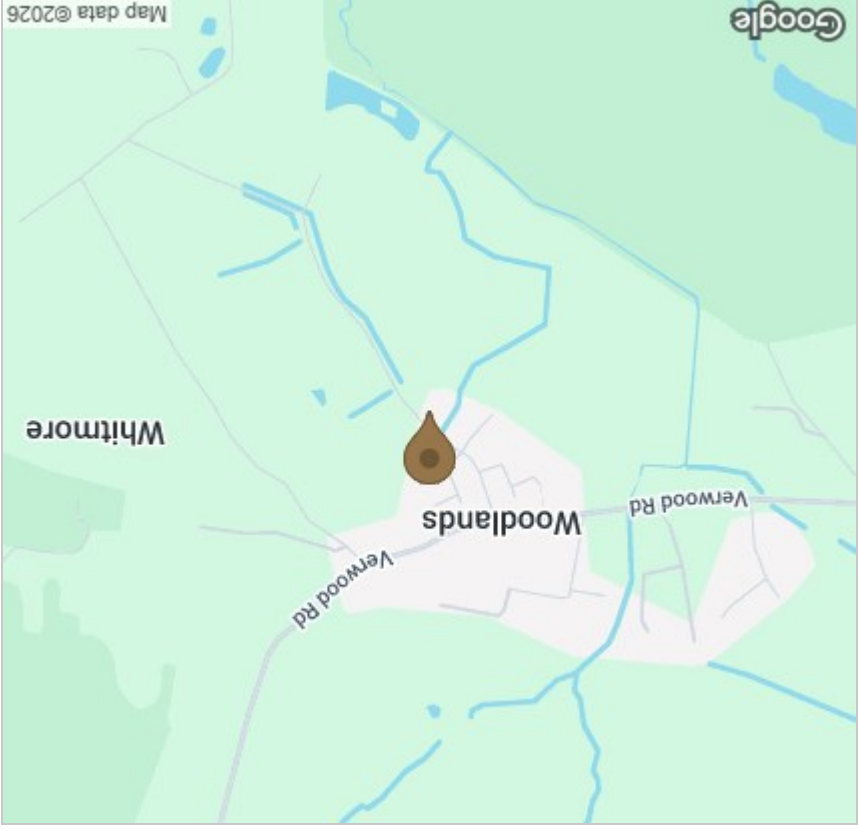
Viewing

Please contact our StQ Property Group Office on 0120287123 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor



Area Map



Energy Efficiency Rating	
Current	Potential
74	78

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

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