



## Lake Farm Willett Road, Ashington, Wimborne, Dorset,

£4,550 Per Month Deposit £5,250

- Wimborne
- 5 Bedrooms
- Superb Grounds including stables
- Restored Victorian Barn
- 3 Bathrooms
- 3 Bay Heritage Garage
- Many Features
- 5 Reception Rooms
- Available From 1st September

# Lake Farm Willett Road, Wimborne BH21 3DH

\*\* Wimborne \*\* Stunning Renovated Victorian Barn \*\* 5 Bedrooms \*\* Offers Superb Family Accommodation \*\* 3 Bathrooms  
\*\* Wealth of Features \*\* Outbuildings \*\* Lovely Grounds \*\*

 5  3  5  E Council Tax Band: G



## Property Details

A STUNNING 5 BEDROOM DETACHED VICTORIAN BARN WHICH HAS BEEN RESTORED & EXTENDED TO PROVIDE EXCELLENT FAMILY ACCOMODATION. THE PROPERTY IS LOCATED JUST 1 MILE FROM WIMBORNE & IS SET IN LOVELY GOUNDS. The accommodation comprises of entrance hall which leads into semi-galleried dining hall with vaulted ceiling & full height glazed screen overlooking the courtyard. Study. Impressive drawing room with inglenook fireplace. Glazed doors to triple aspect family room with spiral staircase to 2nd bedroom. Large kitchen has an excellent range of units, granite work surface & range cooker. Separate utility room. Garden room which has underfloor heating & double doors to garden. From dining hall an oak staircase leads to a galleried landing leading to bedroom 1 which has an ensuite shower room & door leading to bedroom 2 which also enjoys an ensuite bathroom. Family bathroom has inbath shower.

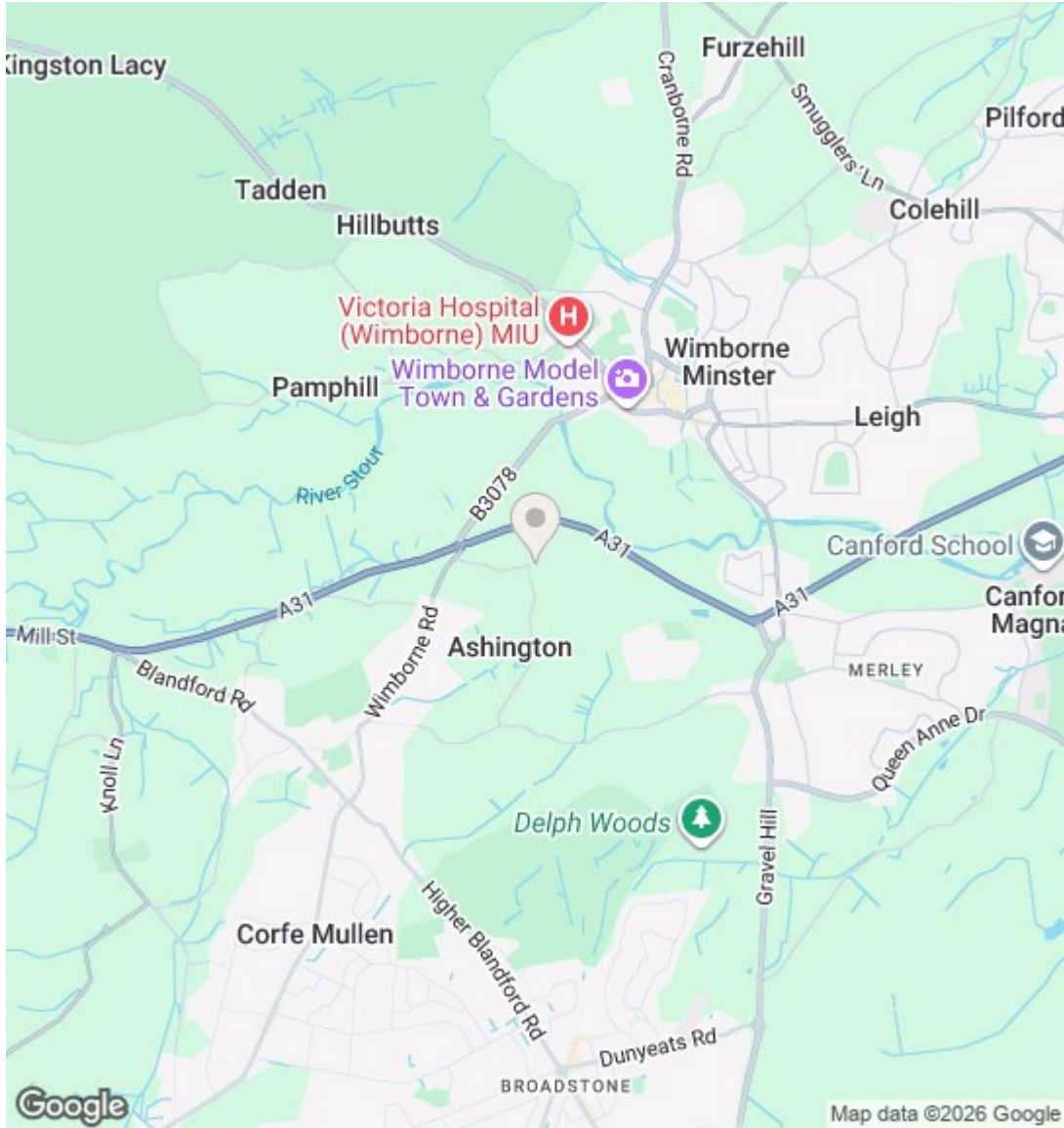
Bedroom 3 is a spacious double with built-in wardrobes, bedroom 4 is a smaller double overlooking the courtyard & bedroom 5 is a spacious dual aspect room. 3 bay Heritage style garage. Stable block. Established grounds including enclosed terrace, ideal for entertaining.

Rent: £4550.00  
Deposit: £5250.00  
EPC: E  
Council Tax: G

"The photos used in this marketing material are to be used for indicative purposes only as they may not be a recent representation of the property décor, appearance, contents or condition. A physical viewing of the property must be carried out prior to application."



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.