The Lodge, Old Ham Lane, Wimborne, BH21 7LP

£1,000,000

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The Lodge, Little Canford

Guide Price: £1,100,000 | Freehold

A Rare Opportunity to Acquire One of Dorset's Finest Historic Riverside Homes

Originally constructed in the 1800s as the Royal entrance lodge to the historic Canford Manor Estate, now home to the prestigious Canford School, The Lodge is an exceptional residence that seamlessly combines rich heritage with beautifully appointed contemporary living.

Having remained in the same family ownership since the 1950s, this remarkable home is offered to the market for the first time in over seventy years.

The current owners have sympathetically restored and significantly enhanced the property, including the complete replacement of the roof structure with new felt, battens and coverings, whilst carefully

A further feature is the detached timber-clad annexe, which has recently been granted a Certificate of Lawfulness for ancillary residential accommodation. Constructed using highly insulated Structural Insulated Panels (SIPs), it provides excellent flexibility for multi-generational living, guest accommodation or a home office. Subject to the necessary consents, it may also offer future holiday letting potential.

Accommodation

A contemporary entrance door opens into a welcoming reception hall finished with quality tiled flooring. A useful utility cupboard provides plumbing and space for a washing machine, tumble dryer and integrated freezer, while a stylish cloakroom features a granite wash hand basin and heated towel rail.

Double doors lead into the impressive principal sitting room, where a wood-burning stove forms an attractive focal point. Beautiful timber flooring extends throughout, whilst full-width bi-fold doors open onto the rear terrace, creating a seamless connection between the living space and the spectacular riverside gardens.

A private staircase rises from the sitting room to the principal bedroom suite, creating a peaceful retreat. The spacious bedroom enjoys fitted wardrobes, breathtaking views across the River Stour and surrounding countryside, and double doors opening onto a Juliet balcony. The luxurious en-suite comprises a walk-in shower, vanity unit and quality contemporary fittings.

The second wing begins with an elegant dining room featuring herringbone parquet flooring, a box bay window with fitted seating and delightful countryside views. A separate study, with direct access onto the terrace, provides an ideal home office.

The dining room flows effortlessly into the beautifully appointed kitchen, fitted with an extensive range of units, granite worktops, integrated dishwasher, fridge and CDA microwave, together with space for a Rangemaster-style cooker. Timber flooring continues through to the adjoining snug, where a striking stone fireplace with inset wood-burning stove creates a warm and inviting atmosphere. A bay window overlooks the historic bridge, while the original entrance porch remains as a charming reminder of the property's heritage.

A second staircase serves the remaining first-floor accommodation. The beautifully appointed family bathroom features a Victorian-style bath, separate walk-in shower, marble wash hand basin and heated towel rail.

Bedroom Two is a bright dual-aspect double bedroom enjoying wonderful rural views, whilst Bedroom Three is another generous double room featuring exposed timber beams and an attractive Victorian-style dormer window.

Outside

The mature gardens have been thoughtfully landscaped to make the most of the property's exceptional setting. Expansive lawns, colourful planted borders, raised beds and a variety of seating areas create a peaceful environment throughout the seasons.

Multiple patios and timber-decked terraces provide superb spaces for outdoor dining and entertaining, all enjoying uninterrupted views across the River Stour and surrounding countryside.

The private river frontage extends to approximately 170 metres, complete with fishing rights and direct river access via a concrete landing stage and steps, allowing owners to fully embrace the riverside lifestyle.

Several substantial timber outbuildings provide excellent storage and workshop space, while a dedicated parking area currently accommodates an all-weather temporary garage. This area has already been prepared with a substantial base suitable for the construction of a double garage, subject to any necessary consents.

To one side of the grounds, a delightful area of mature woodland provides an exceptional degree of privacy and attracts an abundance of local wildlife.

Positioned discreetly away from the main residence, the detached annexe enjoys open countryside views with glimpses towards the river. The property also benefits from two independent vehicular entrances, allowing the annexe to operate separately from the main house should a purchaser wish.

Situation

Total area: approx. 152.9 sq. metres (1645.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or effenciency can be given
Plan produced using PlanUp.

- Original Royal entrance lodge to the historic Canford Manor Estate
- Beautifully extended and comprehensively modernised throughout
- Detached SIP-constructed annexe with recently granted Certificate of Lawfulness
- Two further double bedrooms
- Stunning kitchen with granite work surfaces and integrated appliances
- First time available in over 70 years
- Replacement roof with new felt, battens and roof coverings
- Approximately 170 metres of private river frontage with fishing rights
- Private concrete landing point with direct river access for boating and canoeing
- Numerous timber outbuildings

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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