

Symonds
& Sampson



Wimborne Road
Cole Hill, Wimborne, Dorset

51 Wimborne Road
Colehill
BH21 2RR



- A detached, part-renovated 3 bedroom property
- Full planning permission to extend to the side and rear
 - Planning ref: P/HOU/2024/04907
- Providing a buyer with the opportunity to finish to their own taste
 - Situated on a sought after road in Colehill
 - Wimborne town centre less than a mile
 - Well-placed for nearby road connections

Offers in excess of
£495,000

Wimborne Sales
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THE PROPERTY

An attractive, part-renovated property with full planning permission for considerable extensions to the side and rear, under planning reference P/HOU/2024/04907 (granted October 2024). The existing layout comprises entrance hall, sitting room, dining room, kitchen and utility on the ground floor with three bedrooms and a bathroom, with the proposed plans providing reception hall, open plan kitchen/dining/family room, separate sitting room, study, utility, a 5th bedroom and a shower room on the ground floor and 4 bedrooms (1 ensuite) and a family bathroom on the first floor. The generous, level rear garden extends to the south-east and there is off-road parking to the front of the property.

SITUATION

The property is situated in the sought-after area of Colehill, less than 1.5 miles from Wimborne. Colehill offers several local amenities including a convenience store, pharmacy and village Hall. Wimborne Minster is a historic market town which boasts a wide range of independent shops, restaurants and cafes.

WHAT3WORDS

///beast.snuggle.fewer

SERVICES

Mains water, electricity and drainage. Mains gas is available. Ultrafast broadband and mobile coverage available. Refer to Ofcom's website.

LOCAL AUTHORITY

Dorset Council - Council Tax Band D

AGENTS NOTES

The full planning permission can be inspected via the Dorset Council Planning Portal.



Energy Efficiency Rating	
Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

For energy efficient - higher saving cost
 For energy inefficient - higher saving cost
 England & Wales
 EPC Operator
 2020/1918/C

Wimborne Road, Colehill, Wimborne

Approximate Area = 939 sq ft / 87.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1397942



WIM/IJ/2026



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