



HEARNES
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**Grange
Wimborne, Dorset, BH21 4HP**

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FREEHOLD PRICE: £700,000

Old Granary Cottage is an original cobb-built property believed to date back to the 19th century. Over the past century it has been extended and now offers a spacious four bedroom detached home.

The property is in need of modernisation with further scope for extension (subject to the necessary permissions), situated in a sought after location occupying a generous and well sized plot, offered with no forward chain.

- Entrance porch hallway leading to bathroom and shower room
- Spacious sitting room leading to conservatory
- Separate good size dining room
- Kitchen with range of base and eye level units enjoying a dual aspect
- Four first floor bedrooms
- Oil fired heating
- Outside: the home sits sideways onto the lane on a good size plot. The front garden is primarily planted to mature shrubs with pathway leading to area of parking for a number of cars with a variety of outbuildings and storage. The rear garden is well established and well stocked enjoying privacy from the lane with views across adjoining farmland and beyond
- Walking distance of a post office/shop and pub

The location of the property combines the advantage of the town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within two miles where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: F EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

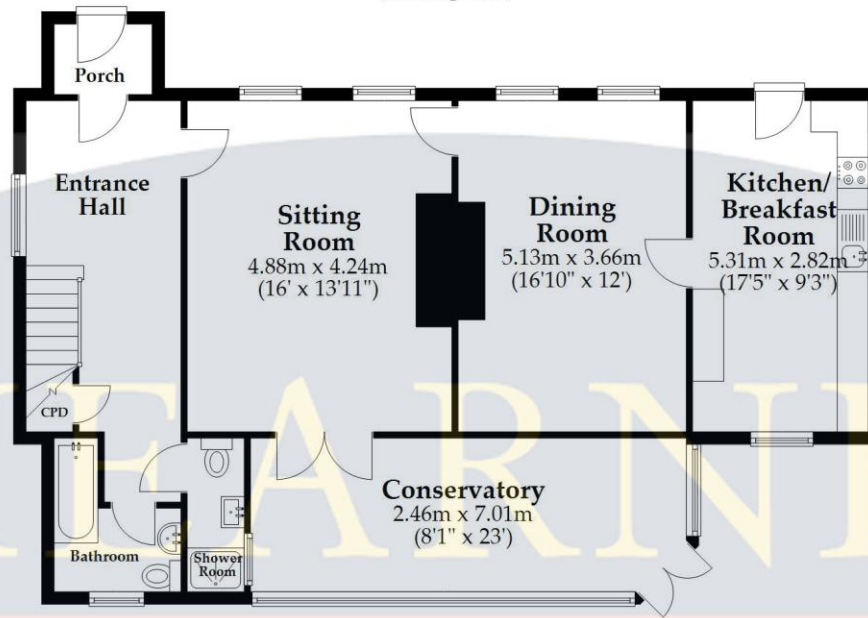




Note: Measurements were not taken by LJT Surveying and we can not guarantee their accuracy.

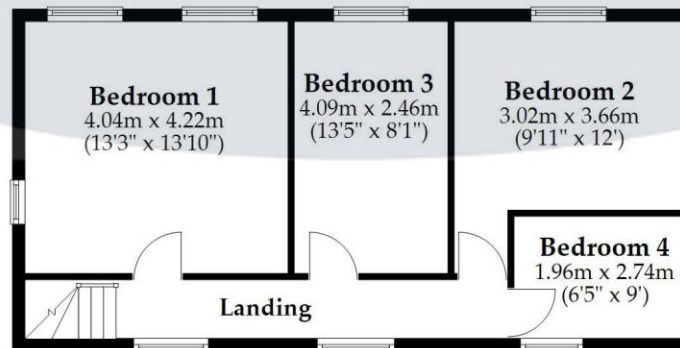
Ground Floor

Approx. 96.6 sq. metres (1040.2 sq. feet)
(excluding Porch)



First Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



Total area: approx. 150.3 sq. metres (1617.8 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood







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