



**Worgret Manor
Worgret Road
Wareham
BH20 6AB**

**** FOR SALE BY AUCTION ****
PRE- AUCTION OFFERS CONSIDERED

An impressive Grade II Listed Georgian Manor House, situated in the Dorset countryside within a short distance from the historic market town of Wareham.

This versatile landmark property, previously operated as a boutique hotel, restaurant and events venue, is currently registered as a single private dwelling with planning application in progress to convert to three townhouses and two cottages.

The property has been maintained to an exceptionally high standard during 30 years of ownership by the current owner.



The driveway allows ample parking for up to 10 cars. To the right of the drive is the front lawn, bordered by hedging, with mature trees and gravel pathways to the further wrap around lawns and original main entrance to the Manor House.

10+2



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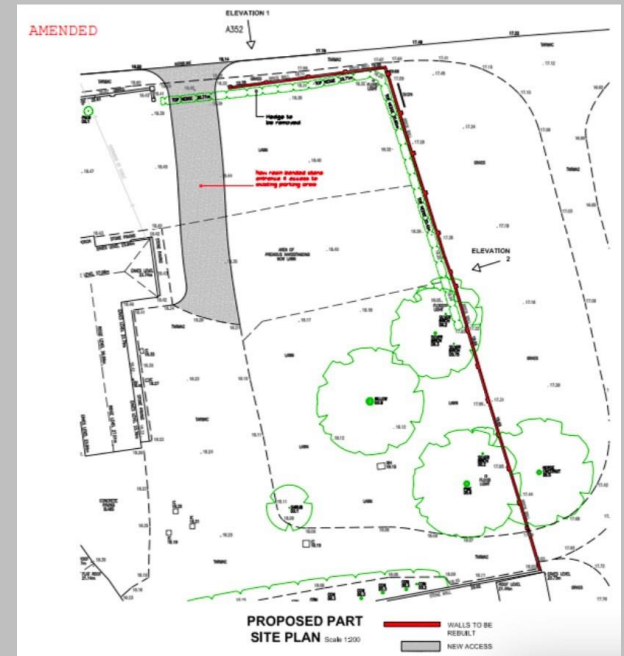
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Mature landscaped gardens

The garden and grounds of the Manor House extend to approximately 0.9 acres, wrapping around the property which has both a front and rear driveway and potential to develop a further vehicle entrance to the original front aspect.



Expansive lawns are divided by pathways and shrubberies, and there are many seating areas ideal for al fresco dining.

The property is serviced via mains electricity, gas, water and private drainage.



A landmark former hotel and events venue

On the ground floor, this stunning former hotel features a formal reception, sun rooms, commercial kitchen, breakfast room, dining hall and bar for up to 70 covers, along with self-contained owner's accommodation.

The property benefits from a valid premises licence and could quickly be put back to work with increasing demand in the locality for holiday accommodation and catering options to suit the discerning traveller.

Ten comfortably appointed guest rooms are set over three floors, with ample parking, catering and dining facilities.





Ground floor self-contained apartment

This magnificent property benefits from a modern and spacious self-contained two-bedroom owner's apartment with en-suite bathrooms, living room and fully featured kitchen.





Superbly appointed first floor bedrooms

The bright and spacious landing enjoys southerly aspect sash windows with ELEVATED VIEWS over the lawns.

The Manor House retains many period features befitting the grandeur of the house, such as high ceilings, many original fireplaces, large sash windows, grand reception room and vaulted ceilings in the upper floors.

Nine spacious double rooms with en-suite bathrooms along with an en-suite single bedroom provide comfortable accommodation across three floors.

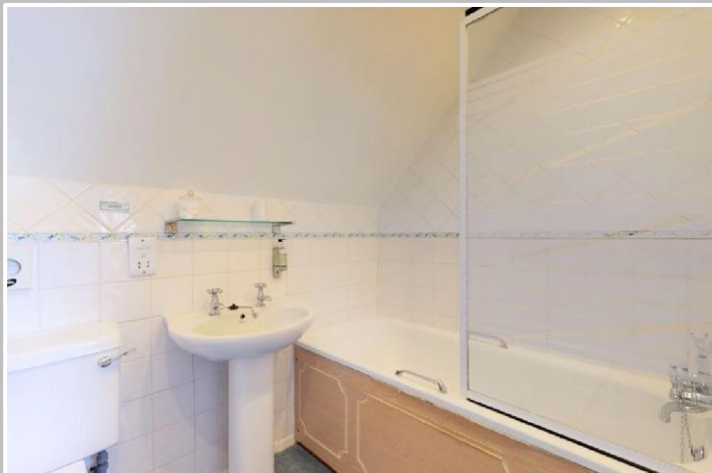


Second floor

The second floor of the main Manor House offers two en-suite bedrooms.

These bright, spacious upper floor rooms, accessed via an internal staircase, offer excellent views out over the surrounding countryside. The larger room incorporates period arched windows and the single room benefits from wonderful views towards Corfe castle and the Purbeck hills beyond.

An additional complex of attic spaces can be accessed via a second internal staircase, from the first floor, for storage and potential further development.





Commercial and leisure potential

The former bar, restaurant and public hotel areas are versatile spaces that lend themselves to a range of future commercial or leisure uses, such as a yoga and fitness studio or retail. These spaces could alternatively be quickly recommissioned for catering and events.

Planning Consent is currently being sought to develop the restaurant, bar and kitchen spaces into two cottages and a townhouse, adjoining the main Manor House, which can be divided into two further town houses.

Development opportunity

Proposals include a pitch roof over the current bar and restaurant area, partitioned to create two cottage dwellings. The main Manor House lends itself to a range of configurations with a simple option to split the main T-plan building into two substantial townhouses included in the current planning application.

Worgret Manor - Proposed Floorplans with five units



In addition, a further two-storey townhouse configuration is achieved through redevelopment of the commercial kitchens, conservatory and sun room, with existing bedrooms above.

In summary, this development will provide five well-proportioned and attractive dwellings for use as primary or holiday residences, situated in a desirable countryside location.

