

An aerial photograph of a charming thatched cottage in Wimborne, Dorset. The main building is white with black timber framing and a thick, grey thatched roof. It has a red door and several windows with red frames. To the left, there is a smaller wooden structure with a tiled roof. The property is surrounded by a well-maintained garden with a brick path, a hot tub, a patio with a white umbrella, and a large green lawn. In the background, there are trees and a hedge.

BURTS HILL, WIMBORNE, DORSET BH21 7AD



- ◆ **GRADE II LISTED**
- ◆ **THREE DOUBLE BEDROOMS**
- ◆ **THREE RECEPTION ROOMS**
- ◆ **DETACHED DOUBLE GARAGE**
- ◆ **VENDOR SUITED**
- ◆ **CLOSE TO TOWN CENTRE**
- ◆ **DETACHED COB COTTAGE**
- ◆ **LAND APPROACHING 2/3 ACRE**

A charming and idyllic Grade II listed cob cottage situated on the edge of Wimborne town centre, offering three bedrooms, versatile reception spaces, detached garaging and positioned on a plot approaching two thirds of an acre.

Property Description

A rare opportunity to purchase a Grade II Listed thatched cottage set in grounds approaching two thirds of an acre, split between garden and paddock whilst being on the edge of Wimborne town centre. This delightful cob and partly thatched cottage was originally part of the National Trust Kingston Lacy and Corfe Castle estate. It has, in recent years, been sympathetically extended, and now offers charming and versatile accommodation which comprises an open plan kitchen and dining room, separate study, living room, utility and bathroom to the ground floor with three double bedrooms and family bathroom to the first floor.

NB: Thatched roof to be renewed in Autumn 2025.





Gardens and Grounds

A gravel driveway leads across the rear of the home and opens out to a level parking area suited to several vehicles which in turn provides access to the detached double garage. The garage is of wood construction under a pitched and tiled roof which provides a generous amount of storage. The plot is divided into two principle areas. The first are formal gardens which are well stocked and there is a patio area ideal for outside dining. Adjacent is a brick-built pizza oven and there is a further paved area designed for a spa. The second area is set out as a paddock with a variety of stock and post and rail fencing, which clearly defines its boundaries.

Location

Wimborne is a vibrant and thriving market town in East Dorset with a comprehensive mix of shopping facilities, restaurants, and attractions to appeal to everyone. Easily accessed by car from all directions via the A31, A35 and B3081 Wimborne has great public transport links to Bournemouth, Poole and surrounding areas including a comprehensive network of bus routes. Wimborne is immersed in a varied history, preserved and on-show in the c.705 AD Minster Church of Cuthburga with its chained library which is one of only four world-wide. The beautiful twin towers of the Minster provide an elegant backdrop to the town's historic architecture and alongside The Priest's House Museum & Gardens, Wimborne Model Town and the 1930's Art Deco Tivoli theatre, combine to make Wimborne a popular tourist attraction. Wimborne is well served by an excellent range of services for residents including doctors, a local hospital, a pyramid of sought-after schools and strong health and social care. Leisure facilities are well catered for and the town is within easy access to the county's areas of outstanding natural beauty offering miles of bridleways, footpaths and coastal routes to explore.



Size: 1491 sq ft (138.5 sq m) (not including garage & car port)

Heating: Gas fired

Glazing: Single glazed

Loft: Above garage - fully boarded & light and window.

Garden: North East

Parking: Drive & detached double garage.

Main Services: Electric, water, telephone, drains

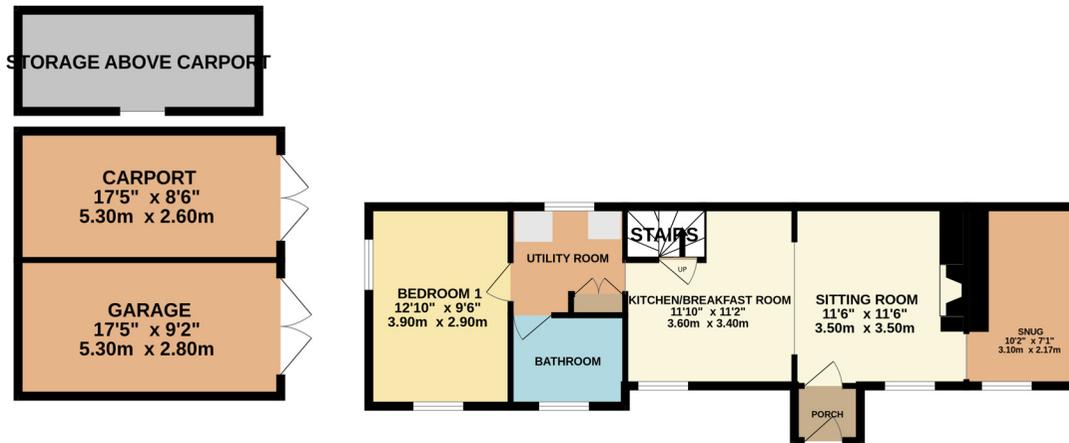
Local Authority: Dorset Council

Council Tax Band: F

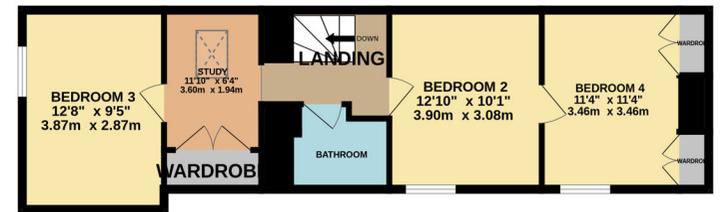




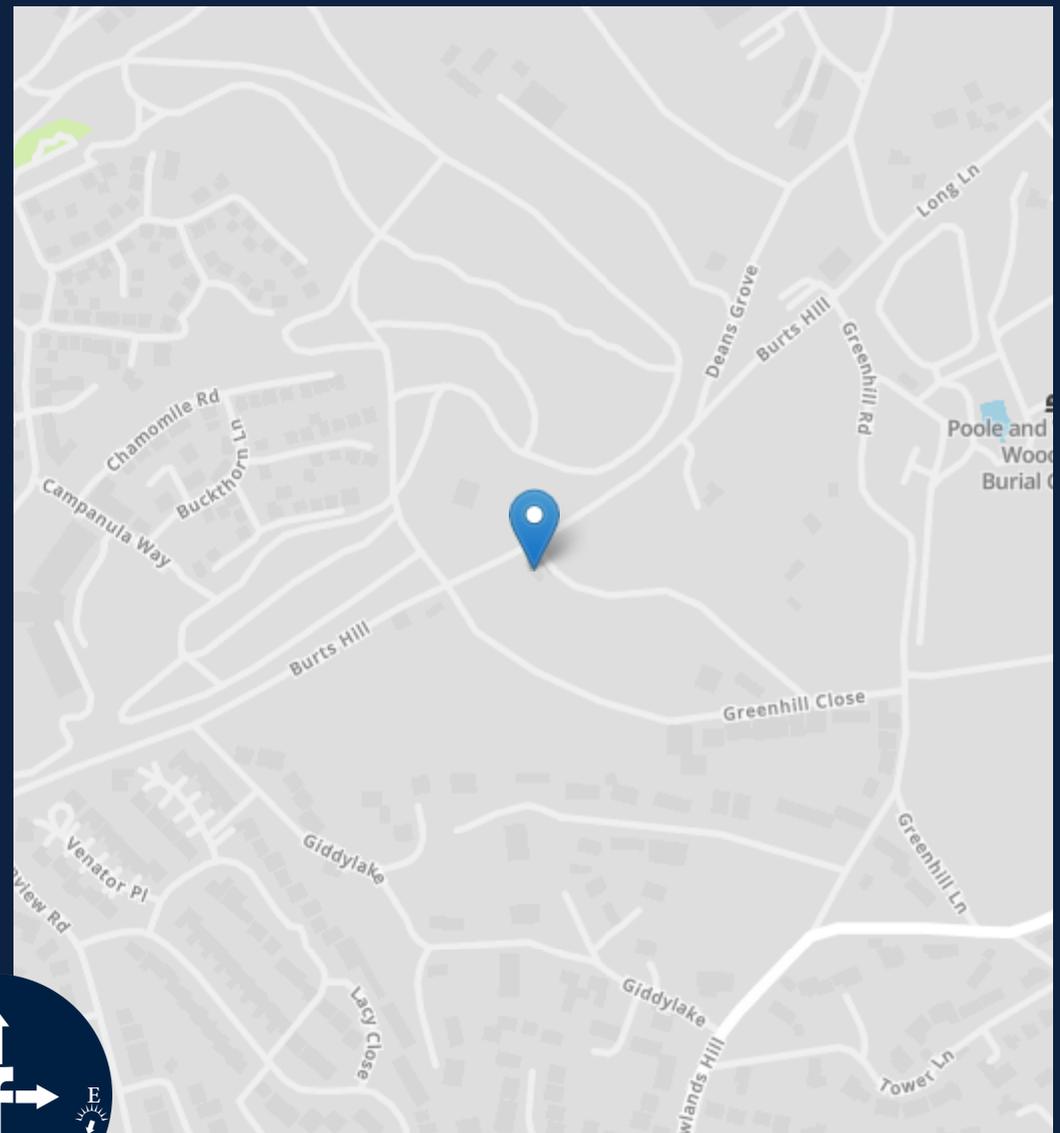
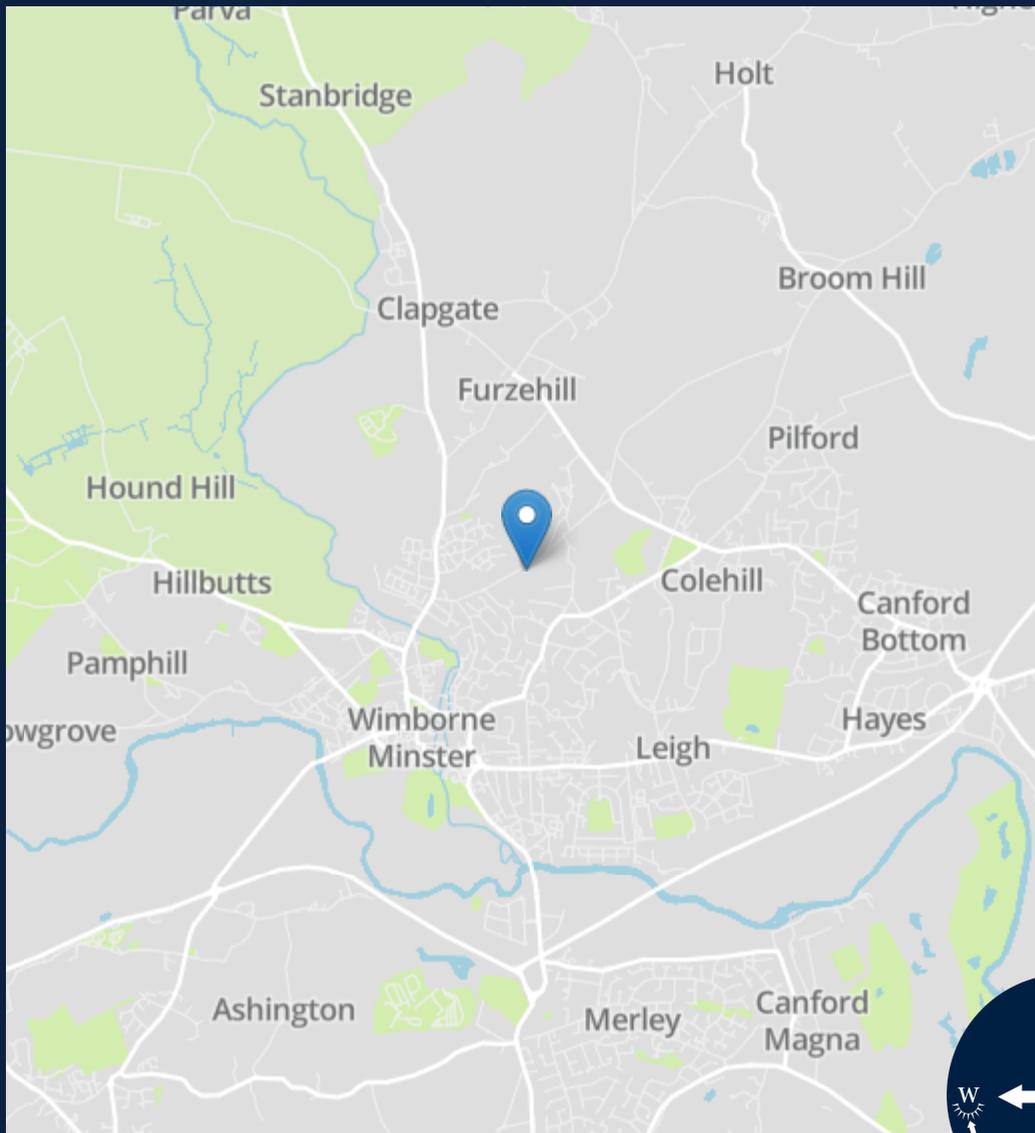
GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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