

The Old Malt House 1760

THE OLD MALT HOUSE

Asking Price

£335,000

10 WEST ROW, WIMBORNE BH21 1LA

Share of Freehold



- ◆ **STYLISH MAISONETTE**
- ◆ **TWO DOUBLE BEDROOMS**
- ◆ **EN-SUITE TO MASTER**
- ◆ **ALLOCATED OFF ROAD PARKING**
- ◆ **SPLIT LEVEL DESIGN**
- ◆ **NO FORWARD CHAIN**
- ◆ **TOWN CENTRE LOCATION**
- ◆ **SOLE AGENTS**
- ◆ **NO MANAGEMENT SERVICE FEES OR GROUND RENT**



A unique and charming maisonette style two bed apartment that is nestled in the centre of the town centre with off road parking, communal walled garden and a share of the freehold.

Property Description

The Old Malthouse sits within the central location of the Corn Market and was converted into three individual apartments in the mid 1990's. The home offers split level accommodation which divides neatly into living space and bedrooms. The living room occupies the original grain store and boasts a Juliette balcony that enjoys direct views of the Minster. Both bedrooms are easily doubles with full bathroom ensuite serving the master bedroom. The home is also double glazed throughout and benefits from gas fired heating.





Gardens and Grounds

There is an archway-style entrance from the Corn Market which gives access to the parking facility and in turn the communal walled garden. In the covered archway there is a utility room conveyed with this property which is ideal for appliances, storage and laundry functions.

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: 1044 sq ft (97.0 sq m)

Heating: Gas fired

Glazing: Double glazed

Parking: Allocated Off Rd Parking

Garden: Communal

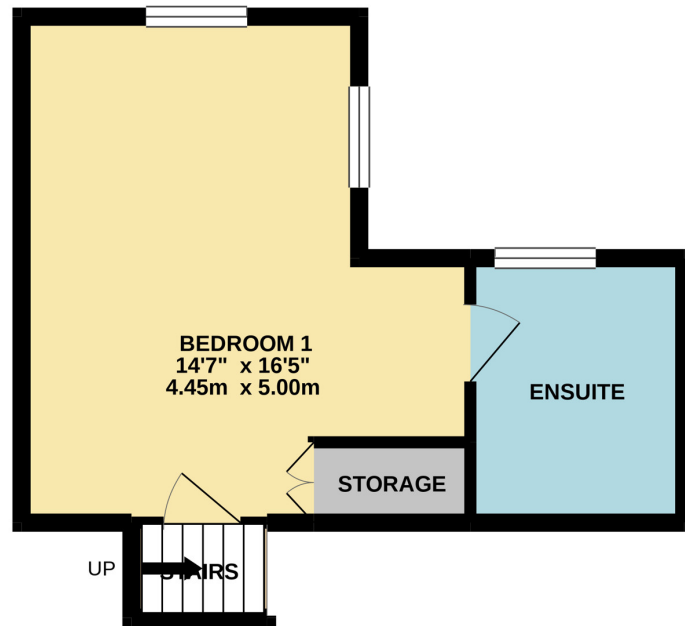
Main Services: Gas, water, electric, drains

Council tax band: B

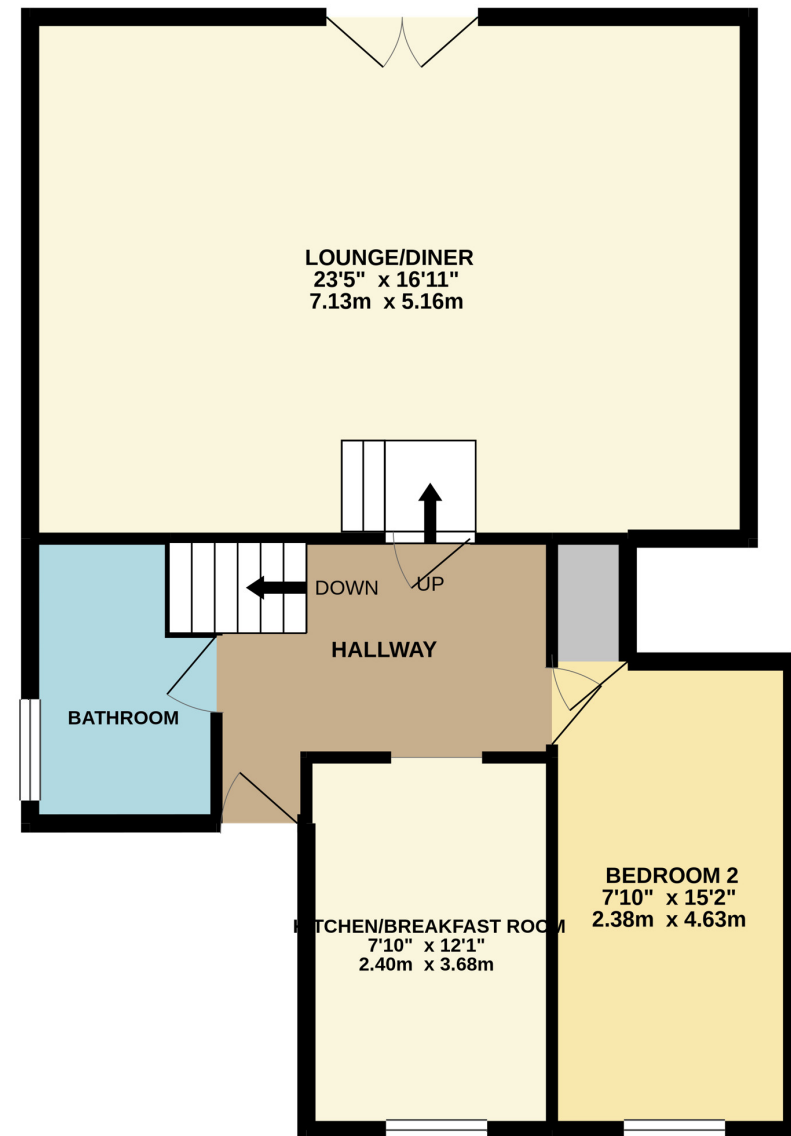




LOWER FLOOR
284 sq.ft. (26.4 sq.m.) approx.



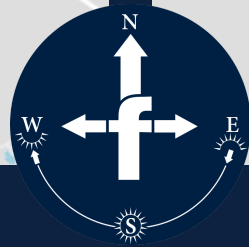
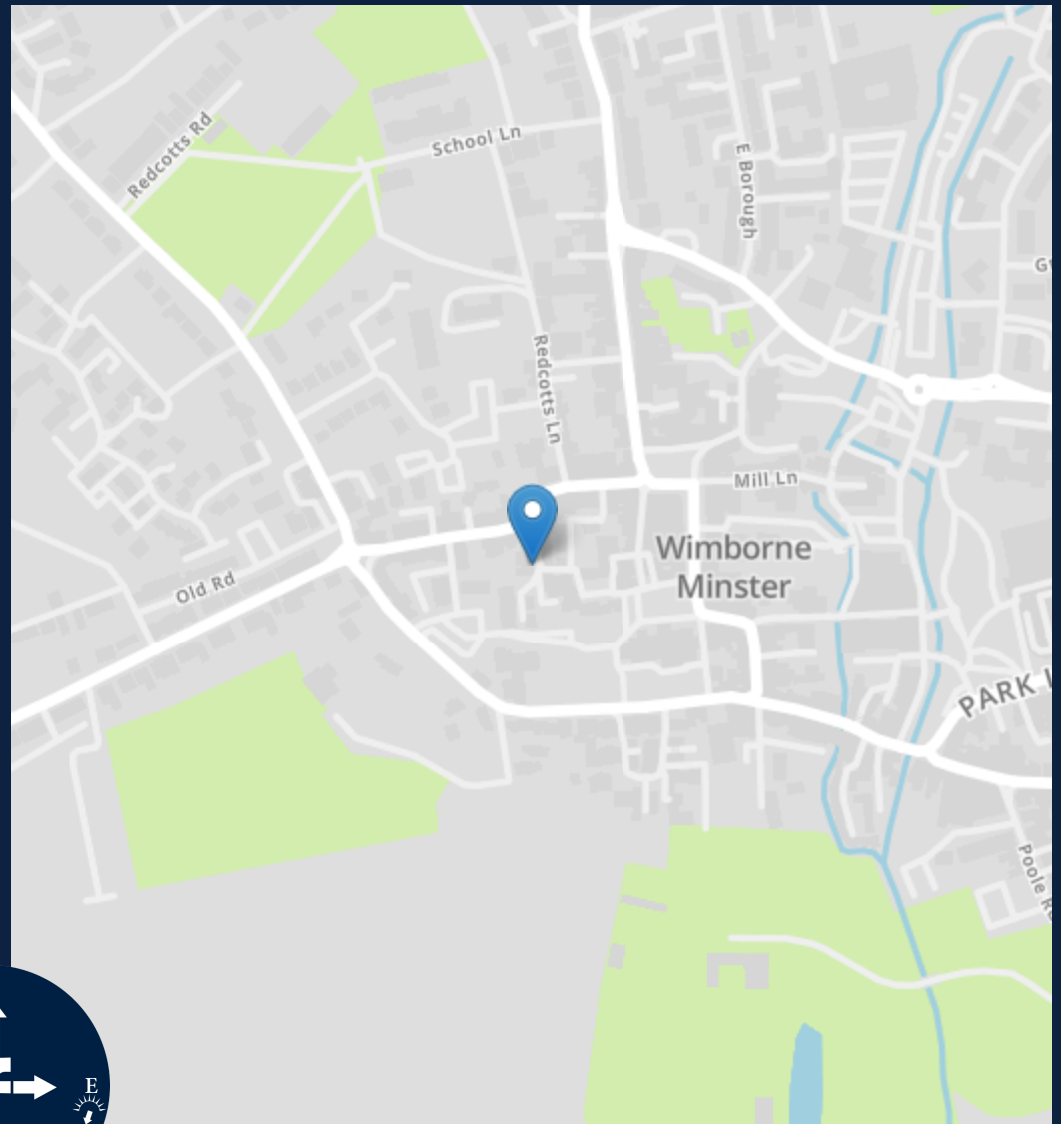
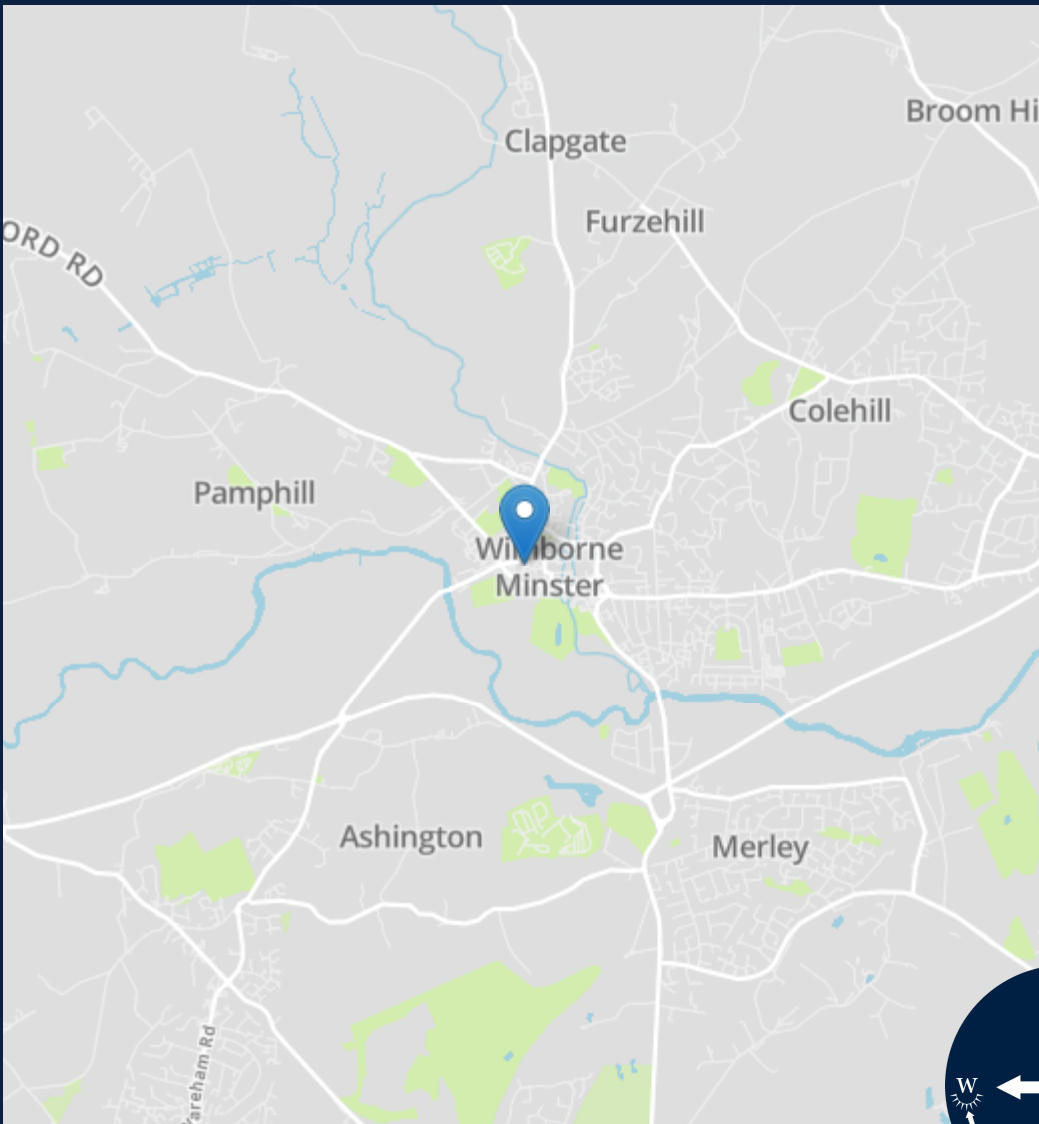
1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 efficiency can be given.

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	

England, Scotland & Wales

EU Directive 2002/91/EC



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