



The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.



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1 Moortown Farm, Moortown Drive, Wimborne, Dorset, BH21 3AR  
Guide Price £795,000

**\*\* OVER 2,200 SQUARE FEET OF LIVING ACCOMMODATION \*\* CHARMING CHARACTER FEATURES \*\* GARDEN APPROXIMATELY A THIRD OF AN ACRE \*\*** Link Homes Estate Agents are delighted to present the opportunity to acquire this truly unique four bedroom, two bathroom family home with stunning views from almost every window. Tucked away in its own private courtyard and benefitting from an array of fine features including four good-sized bedrooms with bedroom one offering a stylish four-piece en-suite and dressing room, a gorgeous living room with stunning exposed brick and a fireplace, a spacious modern kitchen with an island and integrated appliances leading onto the immaculately-presented private wrap-around fully landscaped garden, a bright and airy dining room, a family bathroom suite on the first floor, a separate utility room with integrated washer/dryer, laundry baskets, fridge and office space to the rear, a downstairs WC and a shingle driveway with parking for multiple vehicles. This is a must-view to fully appreciate the location and wealth of accommodation on offer!

Originally part of Lord Wimborne Estate, The Byre, Moortown Farm is a unique period conversion of just eleven properties and bursting with charm upon arrival. Moortown Drive is situated in the much-desired and residential area of Wimborne which offers a range of attractions such as pubs, cafes, bars, restaurants, shops and various other useful amenities. Other attractions include Canford Park SANG, Canford Magna Garden Centre, The Wimborne Model Village, The Minster Church, The Wimborne Market, The Tivoli Theatre, Dreamboats and many others. The property also benefits from being close to local schools such as The Canford School, and Poole and Parkstone Grammar Schools. There is also easy access to the A31 making for a convenient commute to London, taking approximately just two hours.





## Ground Floor

### Entrance Hallway

Smooth set ceiling, ceiling lights, smoke alarm, feature beaming, double glazed composite door to the front aspect, single glazed windows to the front aspect, storage cupboard, consumer unit, alarm system, radiator, under stairs storage, power points and vinyl flooring.

### Living Room

Smooth set ceiling, ceiling light, feature beaming, single glazed wooden windows to the rear aspect, single glazed wooden French doors to the rear aspect, exposed brick, feature fireplace, radiator, power points, television point and carpeted flooring.

### Dining Room

Smooth set ceiling, ceiling light, feature beaming, single glazed wooden French doors to the rear aspect, single glazed wooden windows to the side aspect, radiator, power points, exposed brick and carpeted flooring.

### Kitchen

Smooth set ceiling, downlights, feature beaming, single glazed wooden French doors to the side aspect leading onto the garden, single glazed wooden windows to the side aspect, single glazed wooden window to the front aspect, wall and base fitted units, island with room for bar stools and a five point ‘Neff’ gas hob with a ‘Neff’ stainless steel extractor fan above, integrated low level freezer, integrated ‘Neff’ dishwasher, integrated low level fridges, integrated ‘Neff’ oven, integrated microwave, one and a half bowl butler sink with drainer with hot tap, integrated wine cooler, vinyl splash back, radiator, power points and vinyl flooring.

### Utility Room/Office Space

Smooth set ceiling, downlights, single glazed wooden window to the front aspect, wall and base fitted units, power points, internet point, integrated low level fridge, integrated washer/dryer, integrated laundry basket, office desk, cupboard with the boiler enclosed, feature radiator, USB charging power points and tiled flooring.

### Downstairs W/C

Smooth set ceiling, downlights, extractor fan, single glazed frosted window to the side aspect, toilet, storage, part tiled walls, feature sink with under cupboard, feature radiators and tiled flooring.

### First Floor

#### Landing

Smooth set ceiling, ceiling light, sky light, single glazed wooden windows to the front aspect, smoke alarm, radiator, power points, wooden balustrades, cupboard with the cylinder enclosed and carpeted flooring.

#### Bedroom One

Smooth set ceiling, ceiling light, single glazed wooden windows to the side and rear aspect, radiator, power points, walk-in wardrobe, en-suite bathroom and carpeted flooring.

#### Walk-In Wardrobe

Downlights, shelving and hanging rails.



## En-Suite Bathroom

Smooth set ceiling, downlights, extractor fan, single glazed wooden windows to the front and side aspect, free standing bath with Grohe mixer tap, wall mounted sink with under cupboard and Grohe taps, toilet, walk in waterfall Grohe shower with extra shower head and Grohe caddy, part tiled walls, stainless steel heated towel rail and vinyl flooring.

### Bedroom Two

Smooth set ceiling, ceiling light, single glazed wooden window to the rear aspect, radiator, power points and carpeted flooring.

### Bedroom Three

Smooth set ceiling, ceiling light, single glazed wooden window to the rear aspect, radiator, power points and carpeted flooring.

### Bedroom Four

Smooth set ceiling, ceiling light, single glazed wooden window to the front aspect, power points radiator and carpeted flooring.

### Bathroom

Smooth set ceiling, downlights, extractor fan, panelled bath with overhead shower and glass shower screen, wall mounted sink with under cupboard, toilet, wall-mounted mirror with feature lighting and bluetooth connection, stainless steel heated towel rail and vinyl flooring.

### Outside

#### Garden

Wrap around garden, mainly laid to lawn, patio areas, shingle area, surrounding hedges, outside light, outside tap, access to the front of the property and two sheds.

### Summer House

Wooden ceiling, power, lighting and wooden flooring.

### Driveway

Shingle driveway with space for three vehicles, outside light and outside patio area.

### Agency Notes

#### Useful Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: F - Approximately £3,257.14  
There is an annual maintenance charge between £200 and £300 for general courtyard maintenance and septic tanks.

#### Stamp Duty

First Time Buyer: £29,750  
Moving Home: £29,750  
Additional Property: £69,500