

**Copper Beech Cottage, Old Wareham
Road, Corfe Mullen, Wimborne, Dorset,
BH21 3RZ**

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FREEHOLD PRICE £500,000

A fantastic opportunity to acquire a rundown character property on a plot in excess of a third of an acre in this rural setting. We believe that the original cottage dates back to around the 15th century and has been subject to additions and extensions over the years, now totalling over 2000 square feet of accommodation with 3/4 bedrooms plus a large loft and a large garage. It is our understanding that the most recent extension was around 1980, and the property now requires substantial modernisation. There is a large brick-built garage under a pitched roof with additional storeroom and gardeners WC at the rear, and a generous driveway and parking at the front. It is set on a fairly busy road but with countryside in front and behind. The property is sold as seen and buyers will need to make their own enquiries regarding services, although we believe that drainage is via a septic tank and there is mains electricity and water. There are solar panels on the garage roof but no supporting paperwork. This is the first time that this property has been on the market for many years and viewing is essential to understand the accommodation and location. Vacant. Keys.

- Fantastic opportunity to buy a lovely country 3/4 bedroom home requiring extensive modernisation
- 3063 ft² in total including garage and large loft ideal for conversion (subject to relevant permissions)
- Large plot between a third and half an acre
- Double length garage with additional store and gardener's WC at the rear
- Generous driveway providing space for numerous vehicles
- Rural setting with countryside in front and behind
- Original cottage we believe dates back to circa 1500
- Vacant. Keys.

Copper Beech Cottage is set in this rural location on a fairly busy road, with local shops approximately a mile away in Corfe Mullen. The area is very well served by schools in both private and public sectors and the location is convenient for Poole, which is just over 4 miles away, Wimborne within 5 miles and Blandford Forum approximately 10 miles away.

COUNCIL TAX BAND: F

EPC RATE: F

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

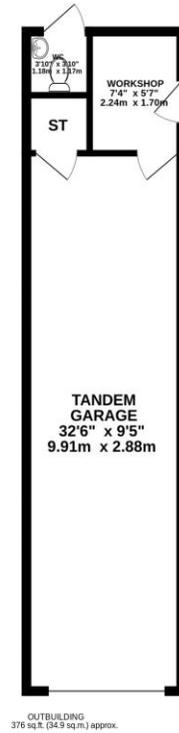
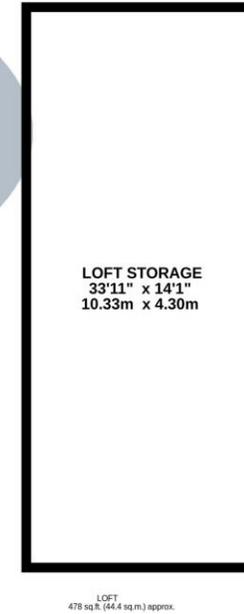
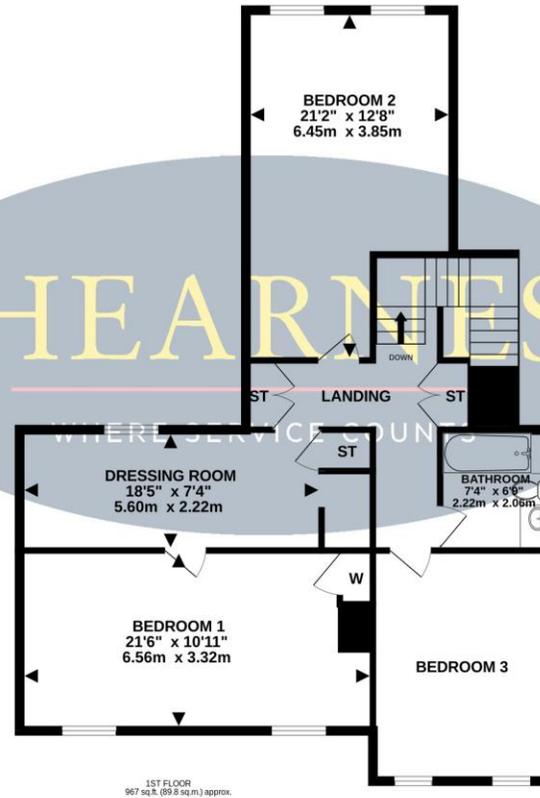
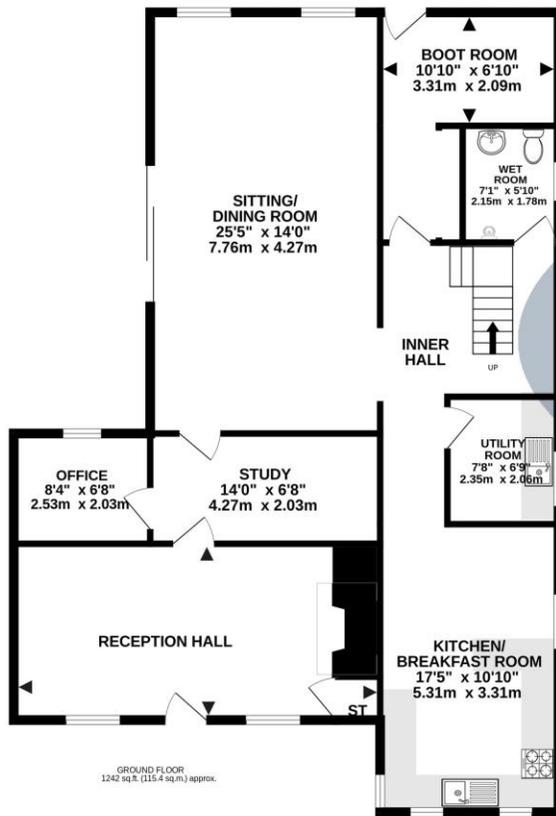


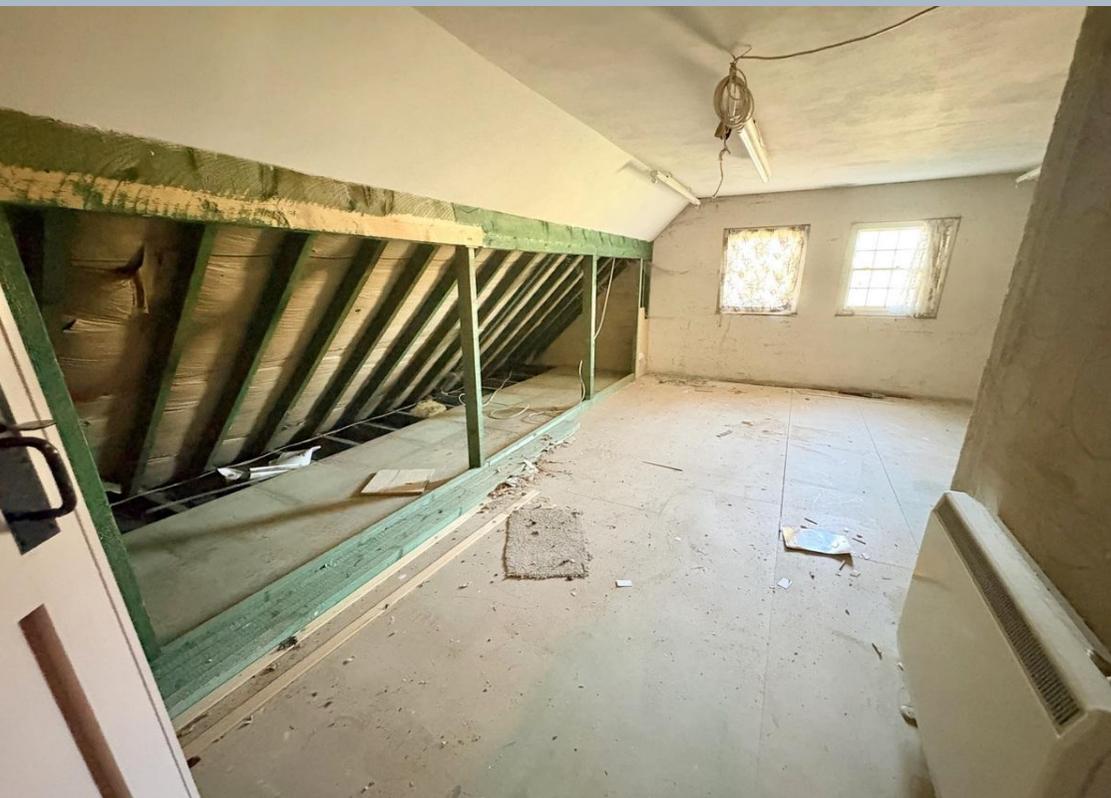


INCLUDING LOFT AND OUTBUILDING

TOTAL FLOOR AREA : 3063 sq.ft. (284.5 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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