



*Offers In Excess of*

**£675,000**

MILL HOUSE, CORFE MULLEN, WIMBORNE BH21 3RQ

Freehold



- ◆ DETACHED IMPOSING FAMILY HOME
- ◆ SCOPE FOR HOME/INCOME
- ◆ DETACHED GARAGE BLOCK AND STORE
- ◆ TWO RECEPTION ROOMS
- ◆ LARGELY REFURBISHED WITH SOME AESTHETICS NEEDING COMPLETING
- ◆ SOLE AGENTS
- ◆ LARGE KITCHEN/DINER WITH GARDEN ROOM
- ◆ 4 DOUBLE BEDROOMS AND 1 SINGLE BEDROOM/OFFICE



An imposing five bedroom Victorian family home boasting many original features and positioned between Corfe Mullen and Henbury on the A31. The home provides tremendous scope for anyone wanting to create a home/income, set within generous gardens, which could support a variety of uses. Sole Agents.

## Property Description

Mill House has been under its current custodianship since 2019 during which time they have commenced a substantial renovation and sympathetic refurbishment which is near to completion. Unfortunately the home must be sold prior to its completion, presenting a compelling proposition for anyone looking for a unique and imposing home which could serve a multitude of functions, from AirBnB, to office, or other forms of home/income applications (STPP). The ground accommodation comprises of two formal reception rooms and a very generous kitchen and open plan breakfast room which spans the entire rear elevation of the home, with tri-fold doors opening on to the patio, and there is underfloor heating on the ground floor. Each ground floor room also has separate heating control and there is Ethernet connection within the property. The lounge also has original restored flooring and there are new electrics and plumbing systems throughout. This is adjoined by a rear ground floor lobby where there is a partly finished shower room. A return staircase leads to the first floor, which continues the symmetric theme from the ground floor, where two larger double bedrooms to the front elevation that are divided by a smaller third bedroom between. The first floor accommodation further hosts another rear aspect double bedroom, which sits opposite the principal bedroom, which benefits from an en-suite shower room, and adjacent to these bedrooms is a generous family bathroom. From the first floor landing another return staircase leads to the second floor, which is presented as an open plan attic space, ideal as either bedroom or reception accommodation. The property has been largely updated and modernised with primarily aesthetic works outstanding and the home benefits from oil fired heating, as well as being double glazed and has thermal solar panels. It is worth noting that, whilst expired, the home has previously benefited from a planning permission to split the property into two semi-detached dwellings.





## Gardens and Grounds

The property sits centrally within its plot and is approached via a gravel driveway which splits to the front or the rear of the garage block. To the front there is a parking area suited to several vehicles and in turn to a garden gate which accesses the front garden. A panelled swing gate denotes access to the rear of the garage block and a generous area of hard standing, which provides parking for a number of vehicles or other vehicle types. Between the garage block and house there is a detached store with both garage and store benefitting from power, light and water. Adjoining the rear of the property there is a courtyard area and this extends across the rear of the property into garden, which enjoys uninterrupted views across the adjoining farmland and beyond, with a southerly aspect.

## 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: 324.5 sq ft (3489 sq m)

Heating: Oil fired (Pressurised)

Glazing: Double glazed

Parking: Detached garage & driveway

Loft: 100% boarded with lighting

Garden: South East

Main Services: Electric, water, drains, telephone

Local Authority: Dorset Council

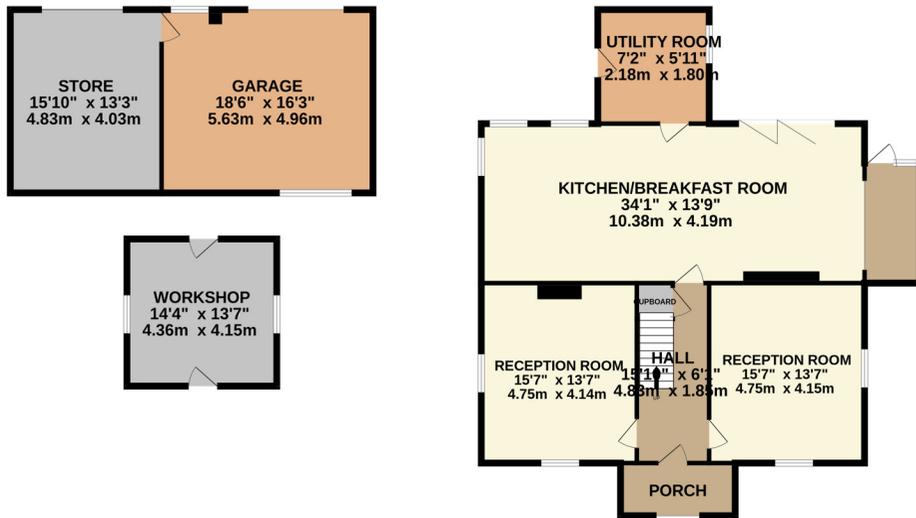
Council Tax Band: G

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

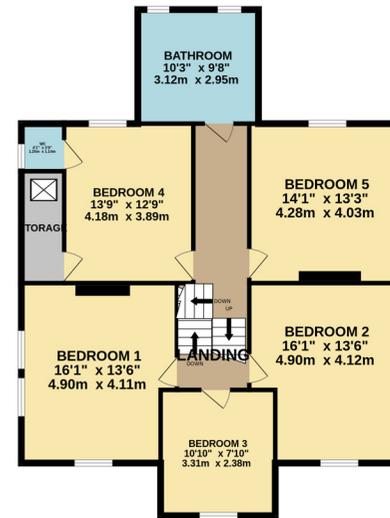




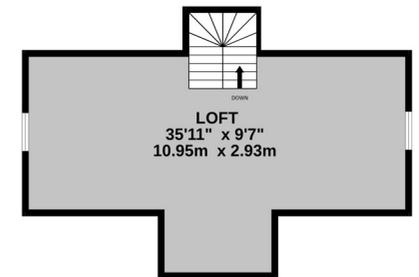
GROUND FLOOR  
1829 sq.ft. (169.9 sq.m.) approx.



1ST FLOOR  
1121 sq.ft. (104.2 sq.m.) approx.

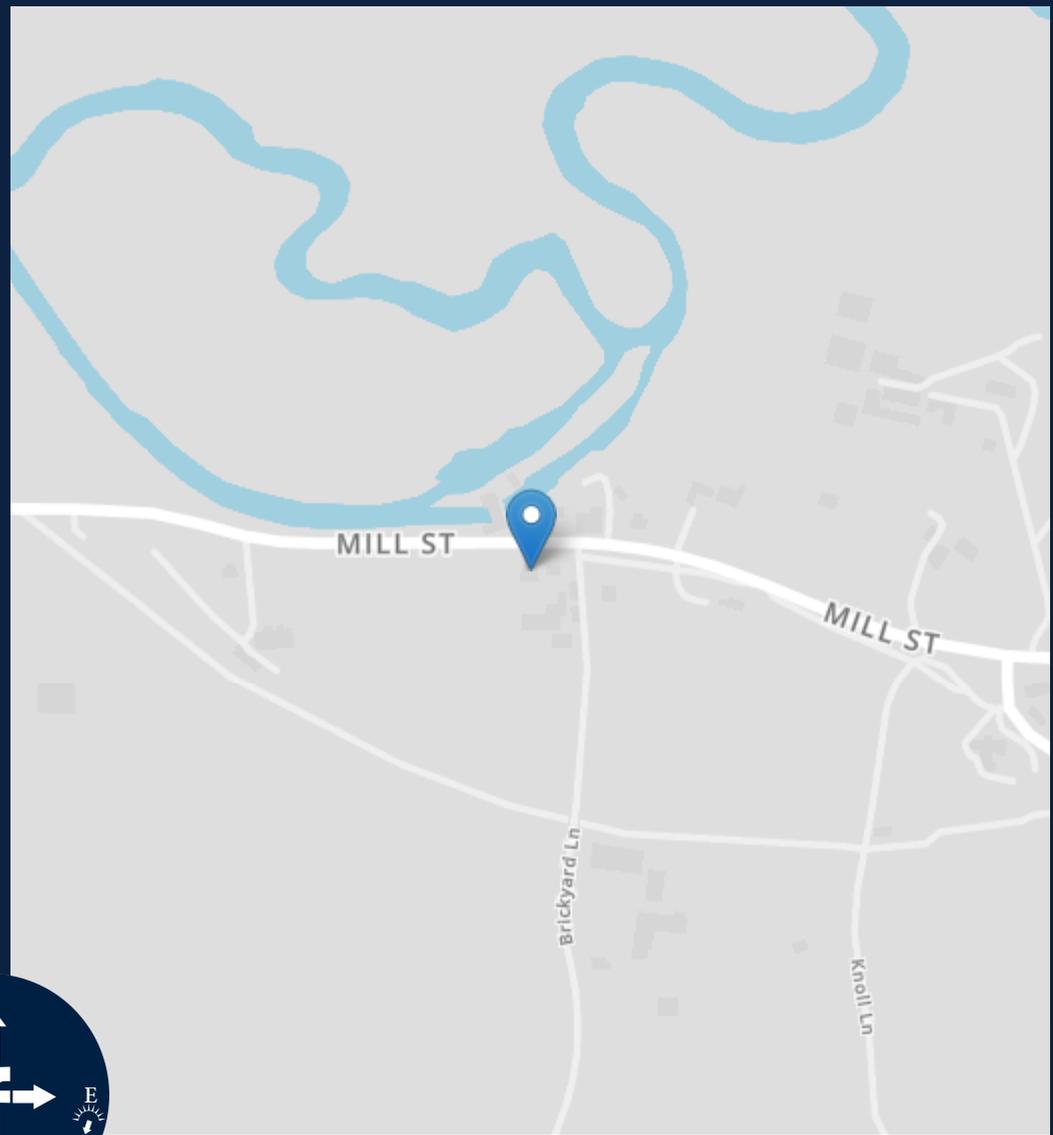
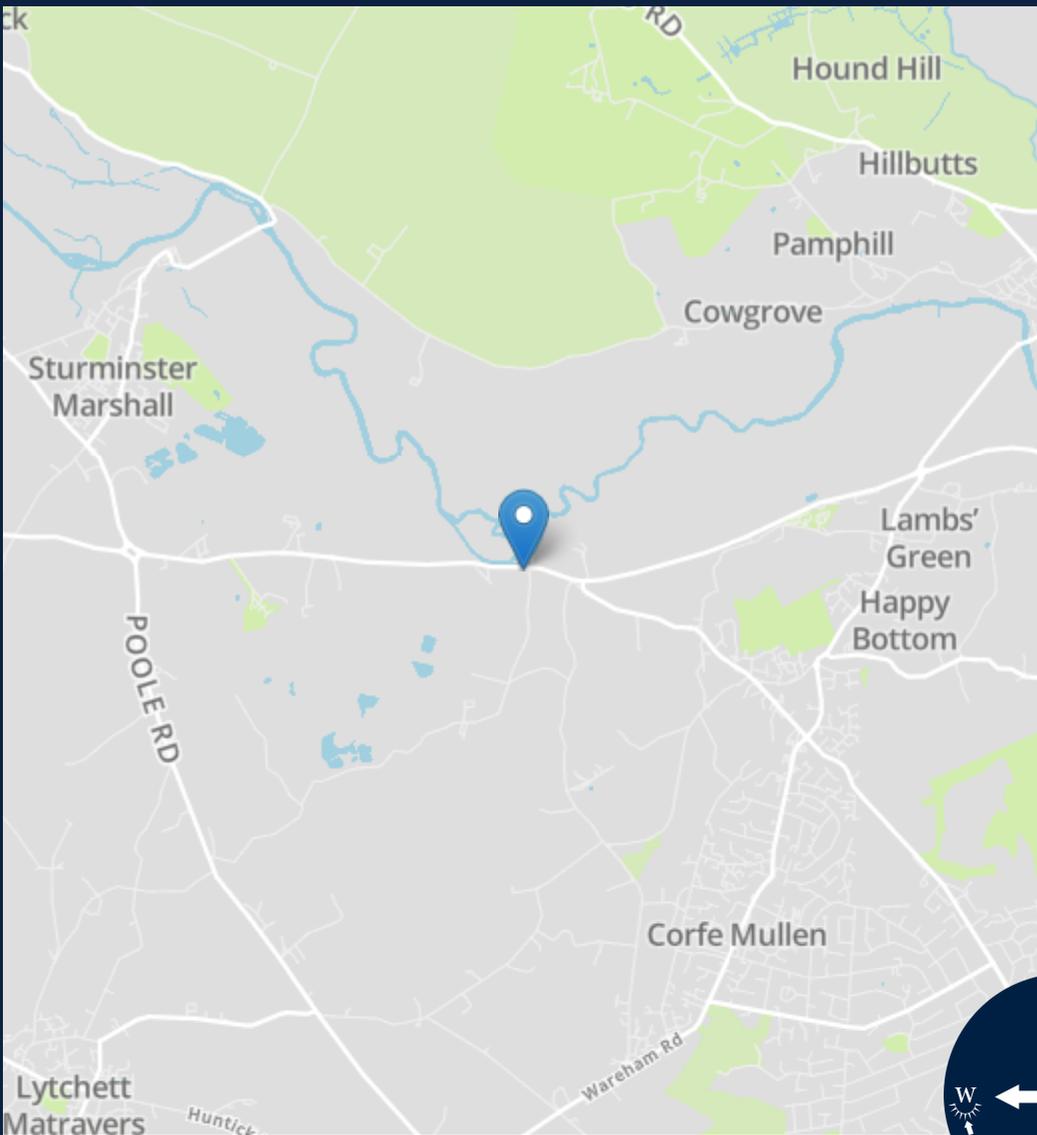


2ND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 3489 sq.ft. (324.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	63
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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