

Asking Price
£325,000

Freehold

FLAT BELLS HOUSE, WIMBORNE BH21 2QU



- ◆ **CONVERTED VICTORIAN APARTMENT**
- ◆ **THREE BEDROOMS**
- ◆ **SECURE LOCK UP GARAGE**
- ◆ **SCOPE TO REMODEL**

A Victorian, three bedroom, converted apartment boasting views across Wimborne as well as secure garage, wood burning stoves and being offered with no forward chain.

Description

From the Victorian era, Bells House was originally built in 1865 as a gentleman’s residence and was converted into six, self-contained apartments in the 1960’s. This particular apartment is situated on the second floor and the accommodation comprises of a living room, kitchen, family shower room and three bedrooms as well as a further reception space with a generous glazed skylight and we feel could be re-modelled in a variety of ways to suit a purchaser's requirements. The home also features two log burning stoves and boasts views across Wimborne and beyond.

Outside

The communal grounds of Bells House are extensive and extend to over one and half acres which include woods as well as formal lawns and a kitchen garden. Furthermore, there is a row of purpose built garages, of which one is conveyed with this property, and there is an abundance of casual off road parking spaces for residence and visitors.

- Extra Information:
- Share of Freehold.
 - 189 years from 15 September 1966.
 - Service Charges: £550 per annum.
 - £600 per annum towards buildings insurance. 12.5% of the overall building liability.
 - Ground rent: Peppercorn

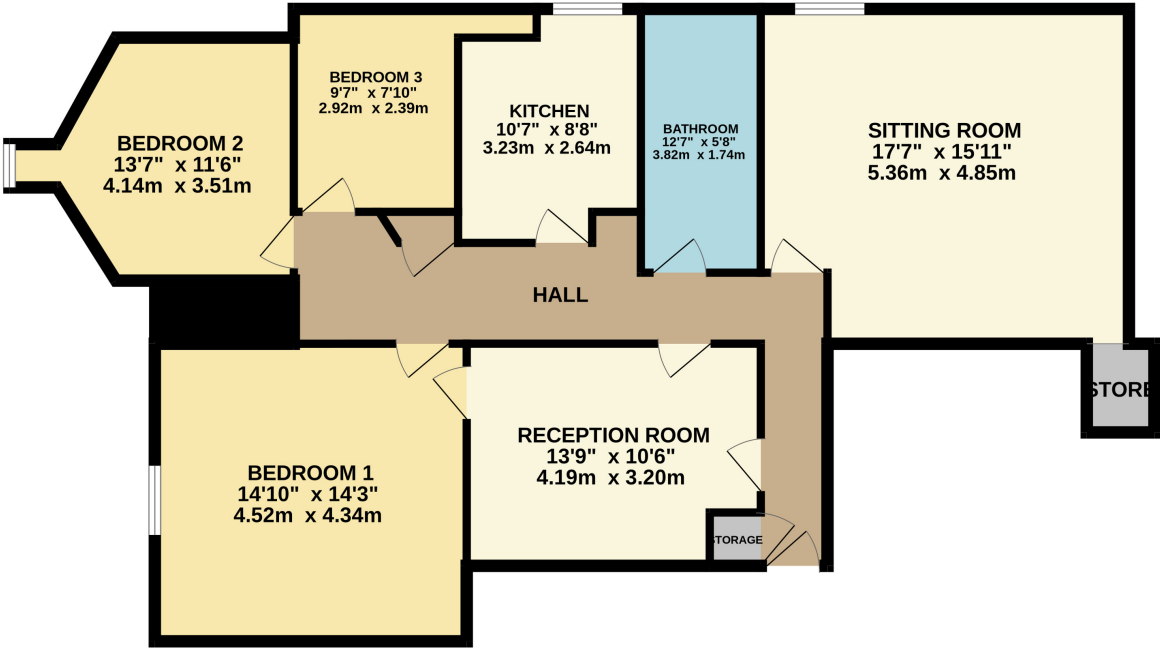
Location

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.



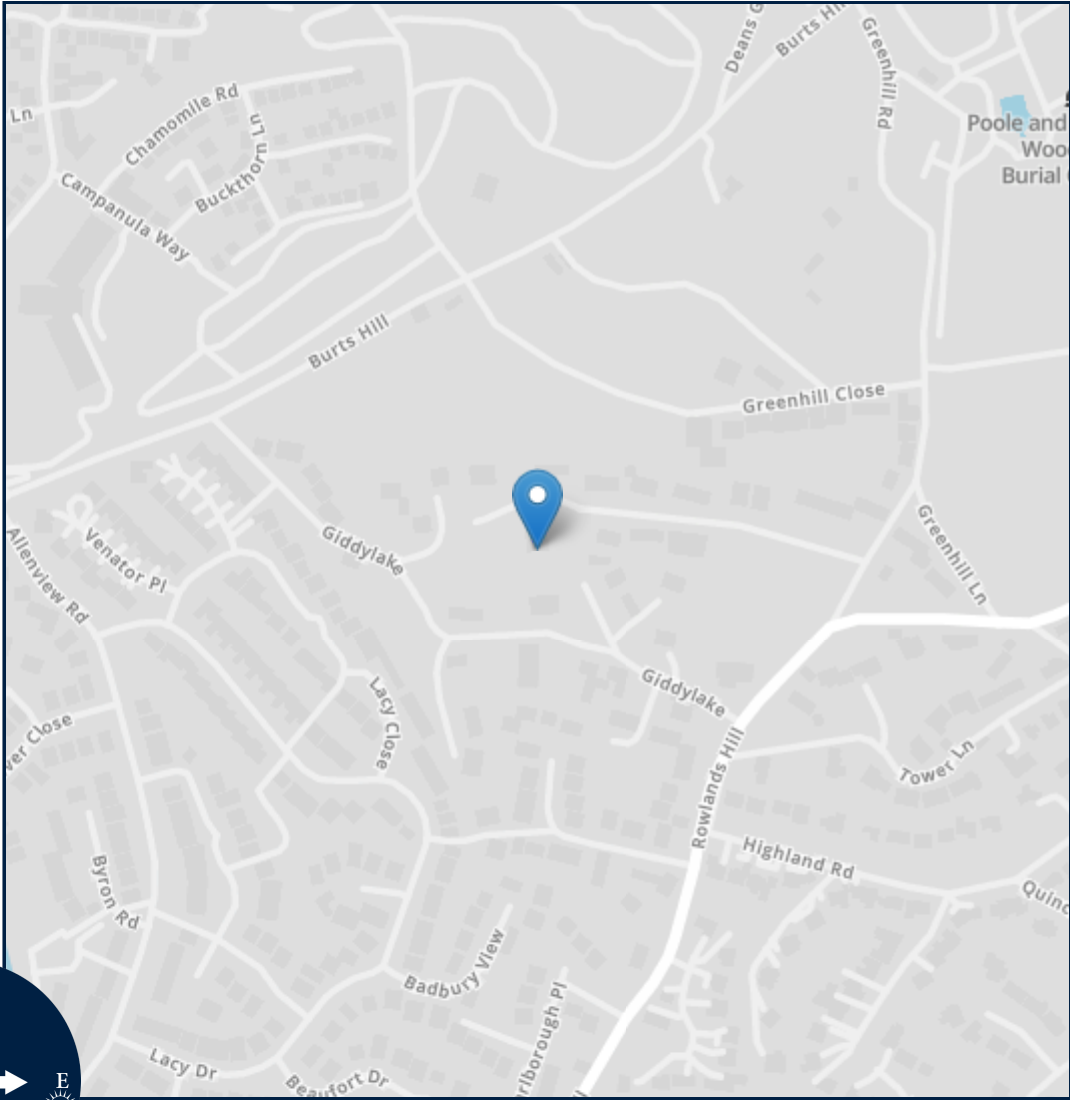
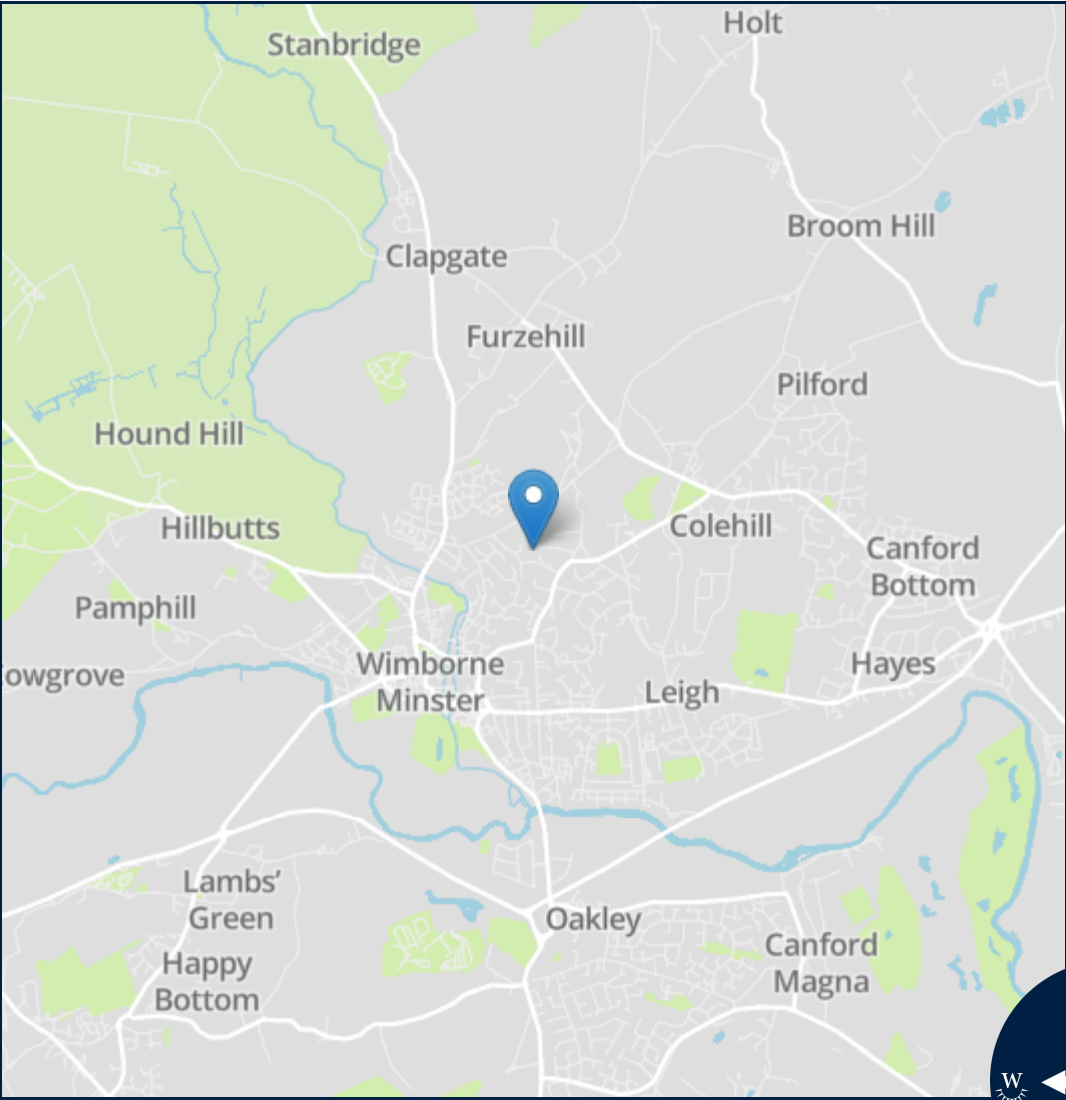
- Size: 1158 sq ft (107.6 sq m)
- Heating: Electric radiators and wood burners.
- Glazing: Double glazed
- Loft: Yes. No ladder installed. 50% boarded.
- Parking: Driveway & garage & communal parking
- Garden: South facing
- Mains Services: Electric, water, gas, drains
- Local Authority: Dorset Council
- Council Tax Band: C

SECOND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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