



*Guide Price*

**£750,000**

LOWER ROWE, HOLT, WIMBORNE BH21 7DZ

Freehold



- ◆ DETACHED COBB COTTAGE
- ◆ ATTACHED PADDOCK OF JUST OVER 1.5 ACRES
- ◆ TWO DOUBLE BEDROOMS
- ◆ THIRD OF ACRE GARDEN
- ◆ SCOPE TO EXTEND (STPP)
- ◆ CLOSE TO HOLT HEATH
- ◆ VENDOR SUITED
- ◆ SOLE AGENTS

A charming and cosy extended Cobb cottage positioned in a third of an acre with an adjoining paddock, close to Holt Heath.

### Property Description

Fern Cottage sits towards the head of a gravel track, close to the northerly edge of Holt Heath and the accommodation currently comprises of a kitchen, two reception rooms and shower room to the ground floor with two double bedrooms, reception space and family bathroom to the first floor. The original cottage is of Cobb construction and in the 1990's a generous extension was added. We are of the opinion that the property could easily be extended further (STPP).





## Gardens and Grounds

The cottage sits in neatly maintained gardens approaching third of an acre and there is a detached workshop with power and light as well as a gravel driveway which can accommodate several vehicles. To the rear of the property there is a wooden gate which provides pedestrian access to the adjoining paddock of just over 1.5 acres, which also benefits from gated access from Paradise Road.

## 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: 1190 sq ft (110.5 sq m)

Heating: Electric heating

Glazing: Mixed Glazed

Parking: Driveway for several vehicles

Garden: 1.5 of an acre - South West facing

Main Services: Electric, water, telephone

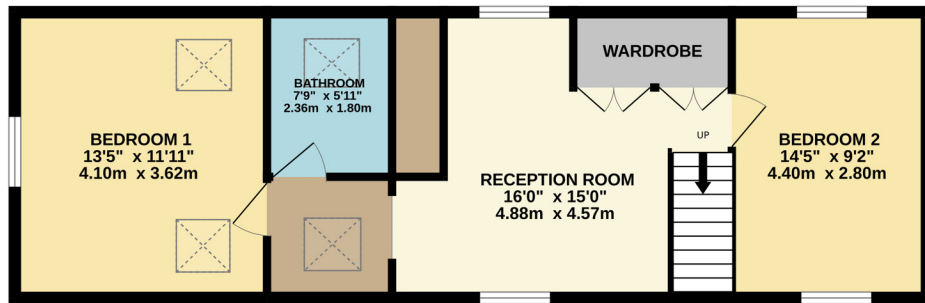
Local Authority: Dorset Council

Council Tax Band: E

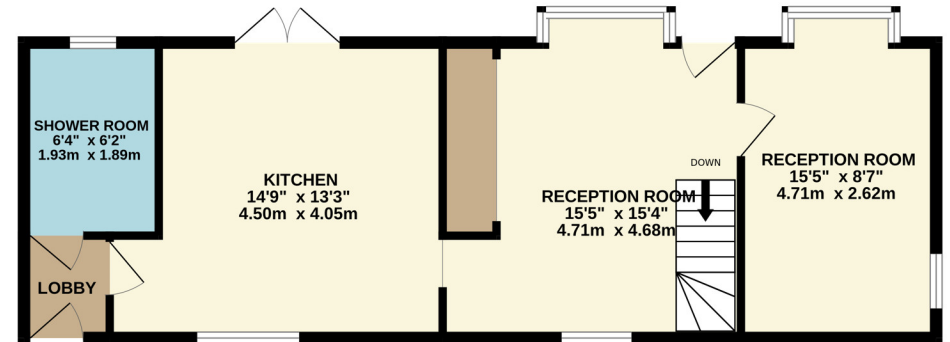




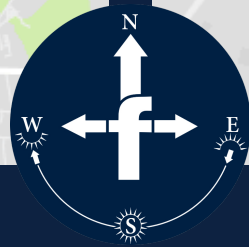
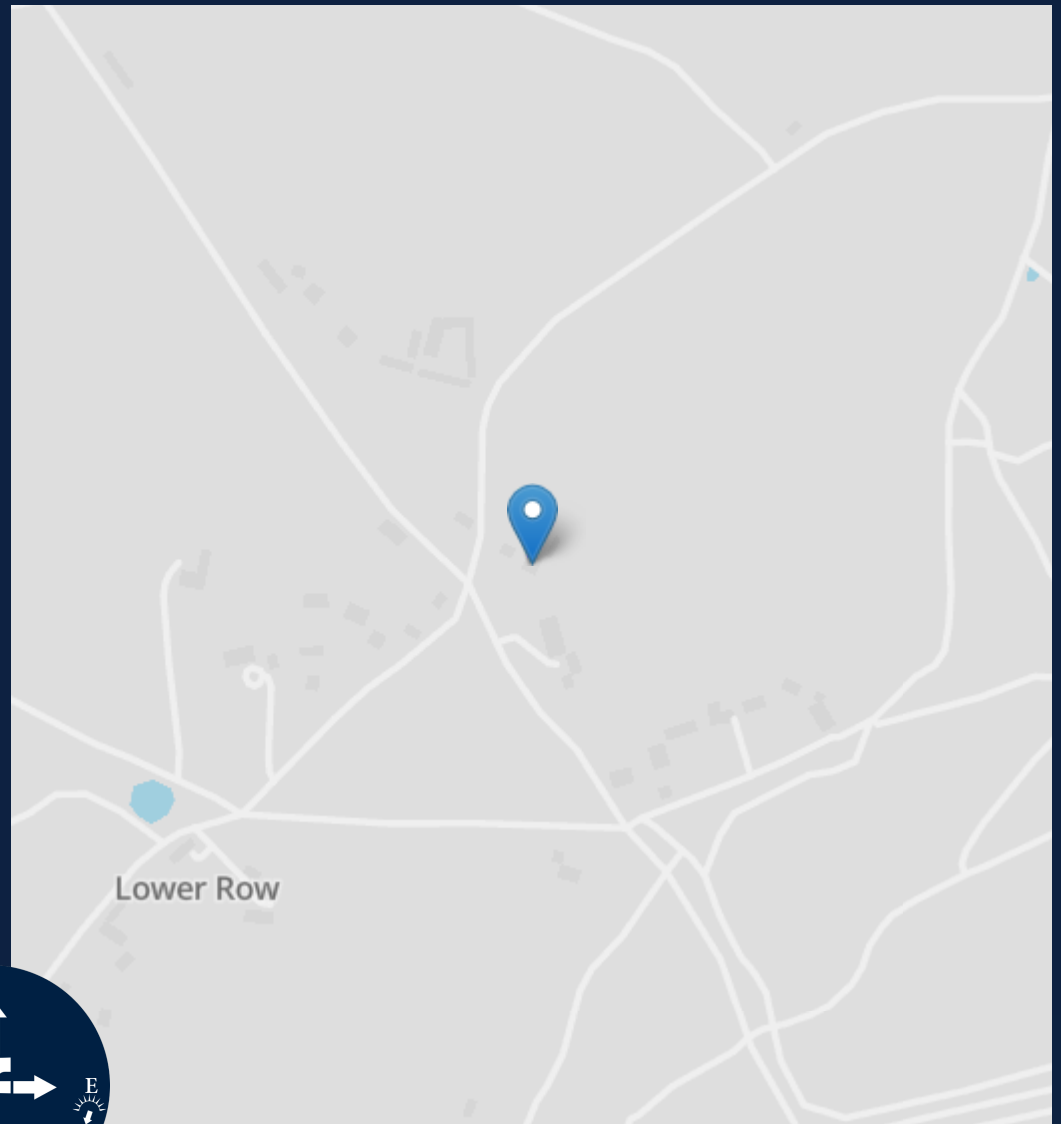
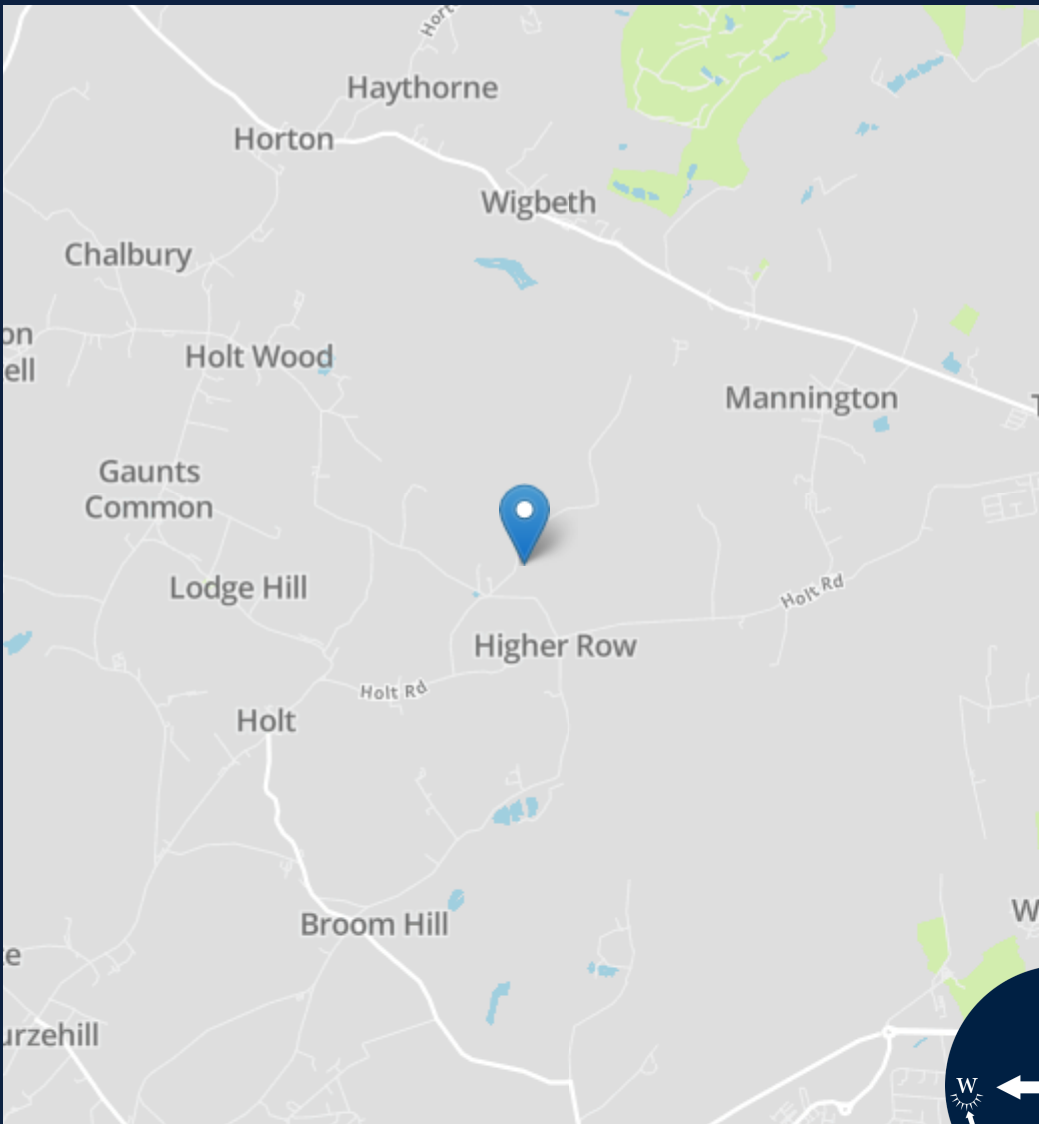
FIRST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.5 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			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)	38	48
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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