



*Asking Price*

**£650,000**

CHURCH FARM COTTAGE, SIXPENNY HANDLEY SP5 5ND

Freehold



- ◆ POPULAR VILLAGE LOCATION
- ◆ FULL UPDATING REQUIRED
- ◆ FOUR DOUBLE BEDROOMS
- ◆ SCOPE TO EXTEND (STPP)
- ◆ GENEROUS GARDEN AND GROUNDS
- ◆ DETACHED SINGLE GARAGE
- ◆ NO FORWARD CHAIN
- ◆ SOLE AGENTS

A rare opportunity to acquire a generous, four bedroom family home within the centre of this popular village, boasting tremendous potential and offers scope for extension (STPP).

## Room Description

Church Farm Cottage sits within the heart of the village and offers very traditional accommodation which has already been extended, but there is tremendous scope for this to be explored further (STPP) and the home requires modernising throughout. The accommodation currently comprises of two formal reception rooms, kitchen and shower room to the ground floor, with two double bedrooms and family bathroom to the first floor and two further double bedrooms to the second floor. Furthermore, there is an attached barn style structure to the southerly elevation, which could be easily developed and incorporated into the existing home, and the cottage benefits from an original cellar which is ideal for cold and dry storage. There has been the addition of a conservatory to the principle reception room which also features a charming inglenook style fire place and the home benefits from oil fired heating.





## Gardens and Grounds

The front garden has primarily been laid to hard standing and boasts generous parking for several vehicles. In turn, this space gives access to the detached single garage with up-and-over style door. The rear garden wraps around three elevations of the home and is primarily laid to lawn and mature shrubs and borders.

## 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: 2242 sq ft (sq m)

Heating: Oil fired heating

Glazing: Mixed glazed

Parking: Driveway & detached single garage

Garden: South East

Main Services: Electric, water, drains, telephone

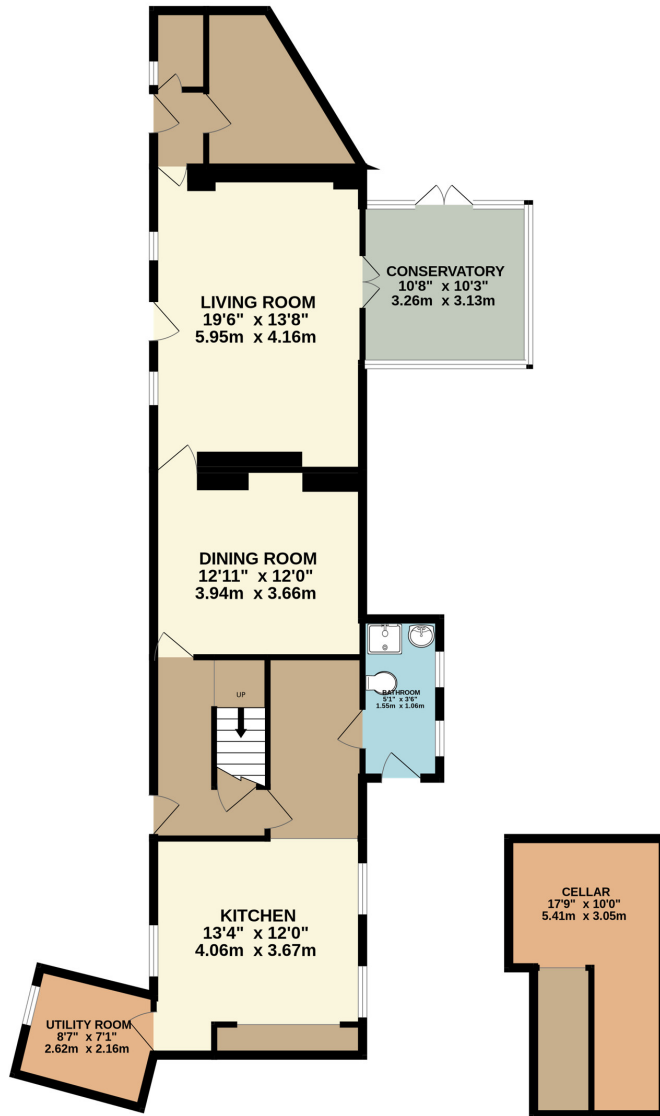
Local Authority: Dorset Council

Council Tax Band: F

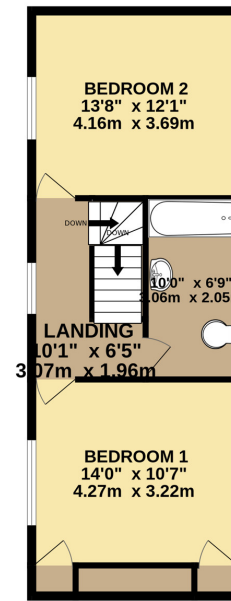




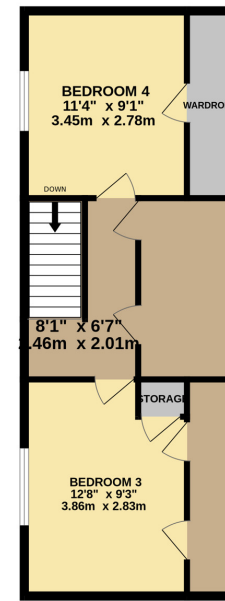
GROUND FLOOR  
1229 sq.ft. (114.1 sq.m.) approx.



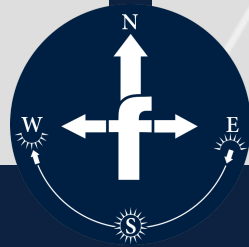
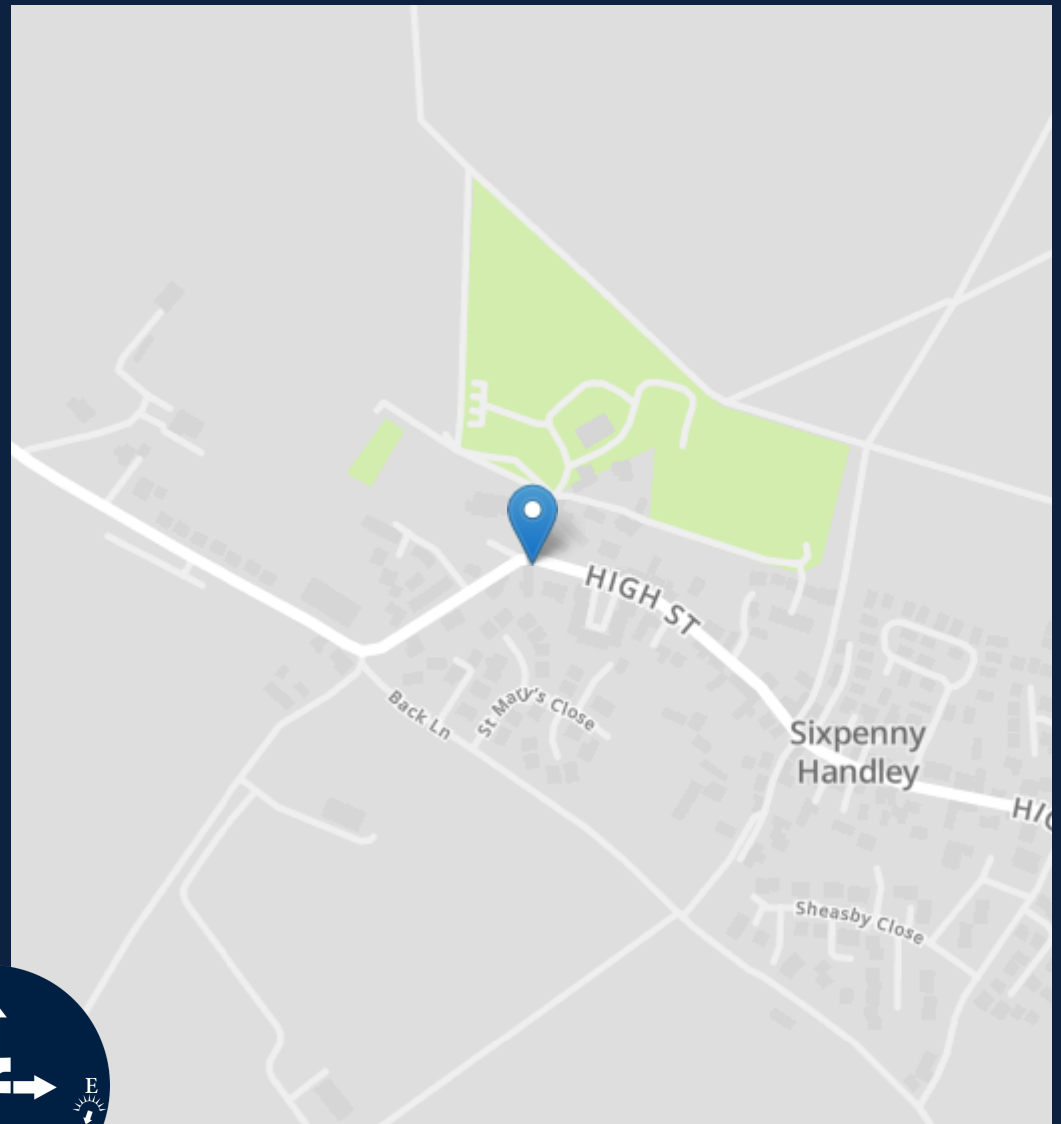
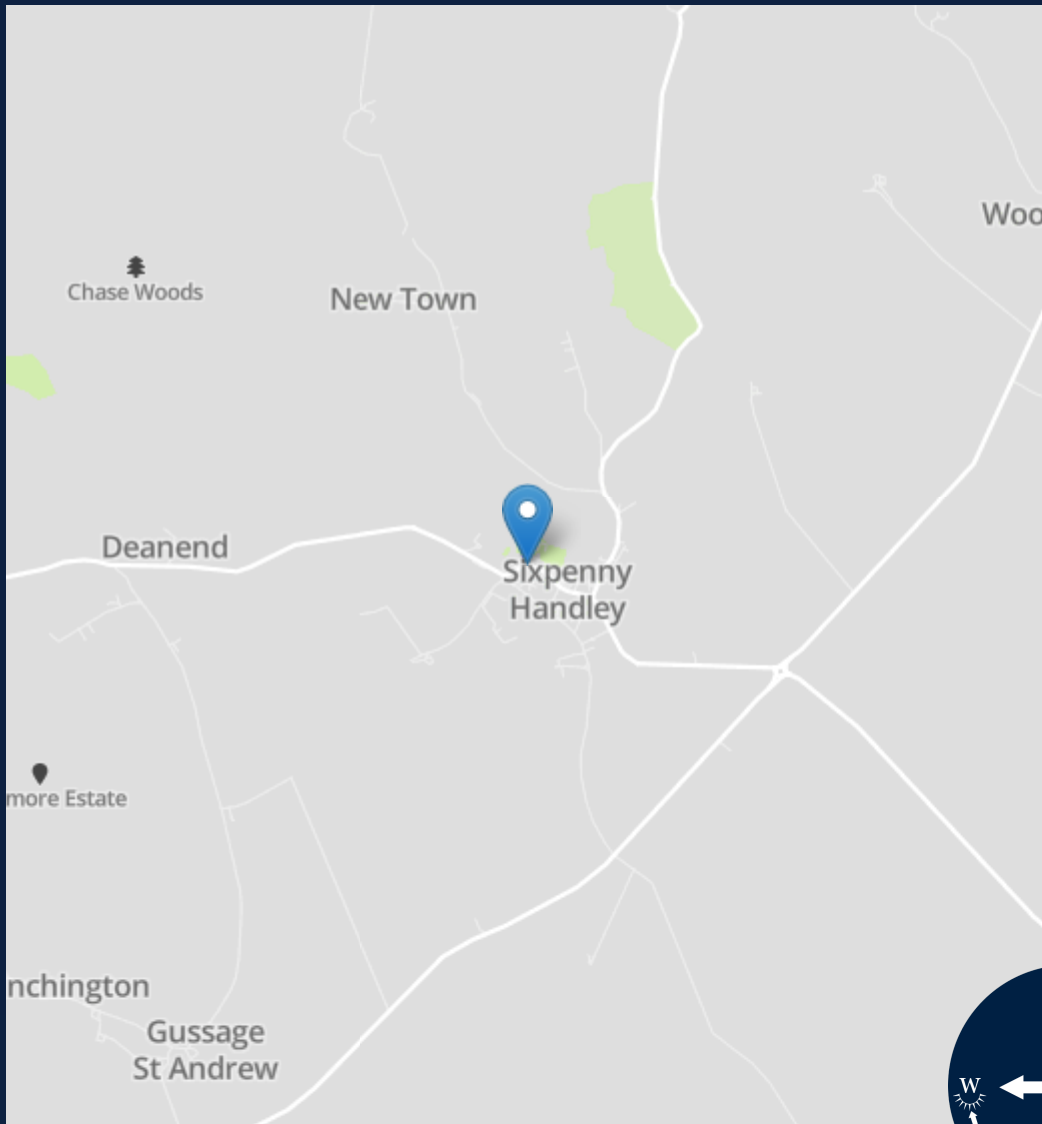
1ST FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2242 sq.ft. (208.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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