



*Guide Price*

£350,000

Freehold

THE OLD FORGE, KINGS STREET, WIMBORNE BH21 1DY



- ◆ TOWN CENTRE POSITION
- ◆ OFF ROAD PARKING
- ◆ VAULTED LIVING SPACE
- ◆ UNFURNISHED

A delightfully refurbished one bedroom town centre Coach House with direct views of the minster as well as an enclosed private rear garden, off road parking and gas fired heating.

## Property Description

The Forge is positioned adjacent to the Minster in the heart of Wimborne Town Centre and has recently been completely refurbished to create this delightful one bedroom property which benefits from a private rear garden as well as off road parking, partially boarded loft and a vaulted ceiling space.

## Gardens and Grounds

The rear garden is secure with a garden gate denoting access to a pathway, which in turn gives access to the allocated parking space conveyed with the home. There is a patio adjoining the rear elevation and the majority of the garden is currently quite overgrown and requires cutting back, but will provide an ideal outdoor space in the centre of town, with the benefit of being south facing.

## 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 dating back over 50 years 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 variety of bars and restaurants, doctors, a local hospital, 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: 508 sq ft (47.2 sq m)

Heating: Gas fired

Glazing: Single glazed

Parking: Off road parking space

Garden: South facing

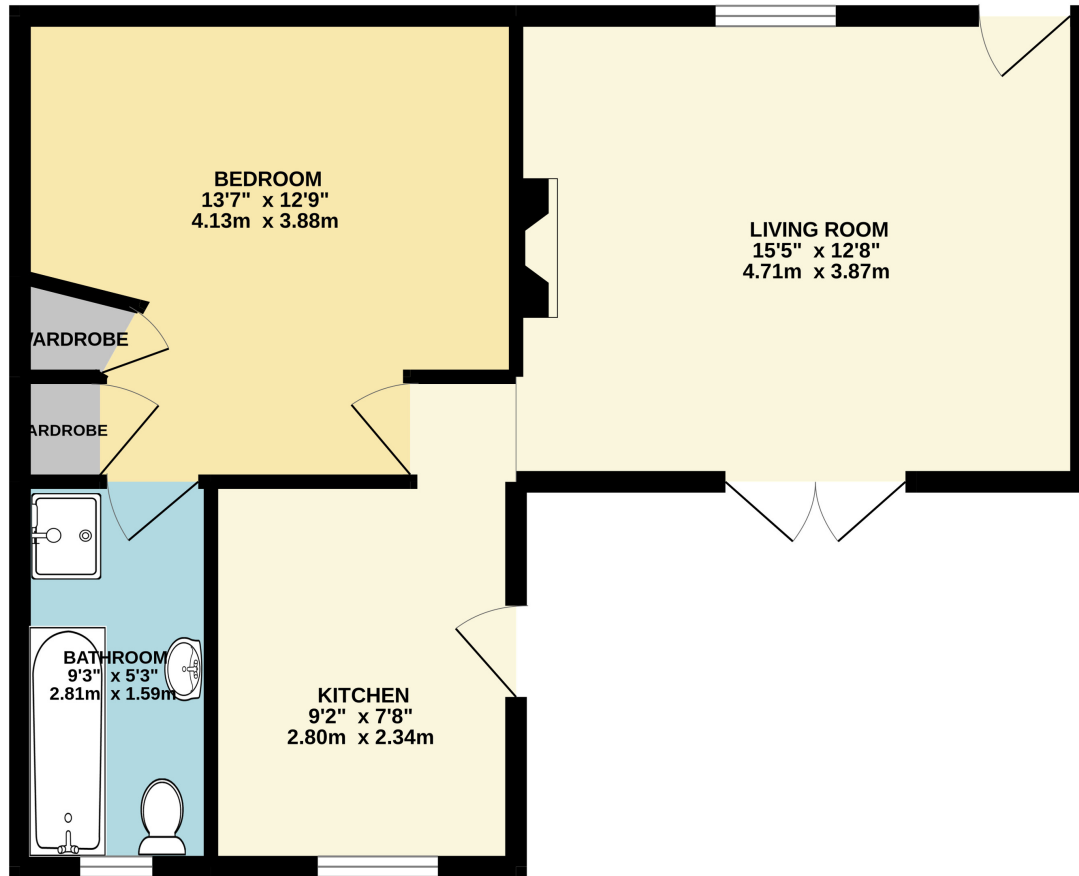
Mains Services: Electric, water, gas, telephone, drains

Local Authority: Dorset Council

Council Tax Band: D

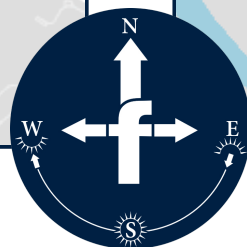
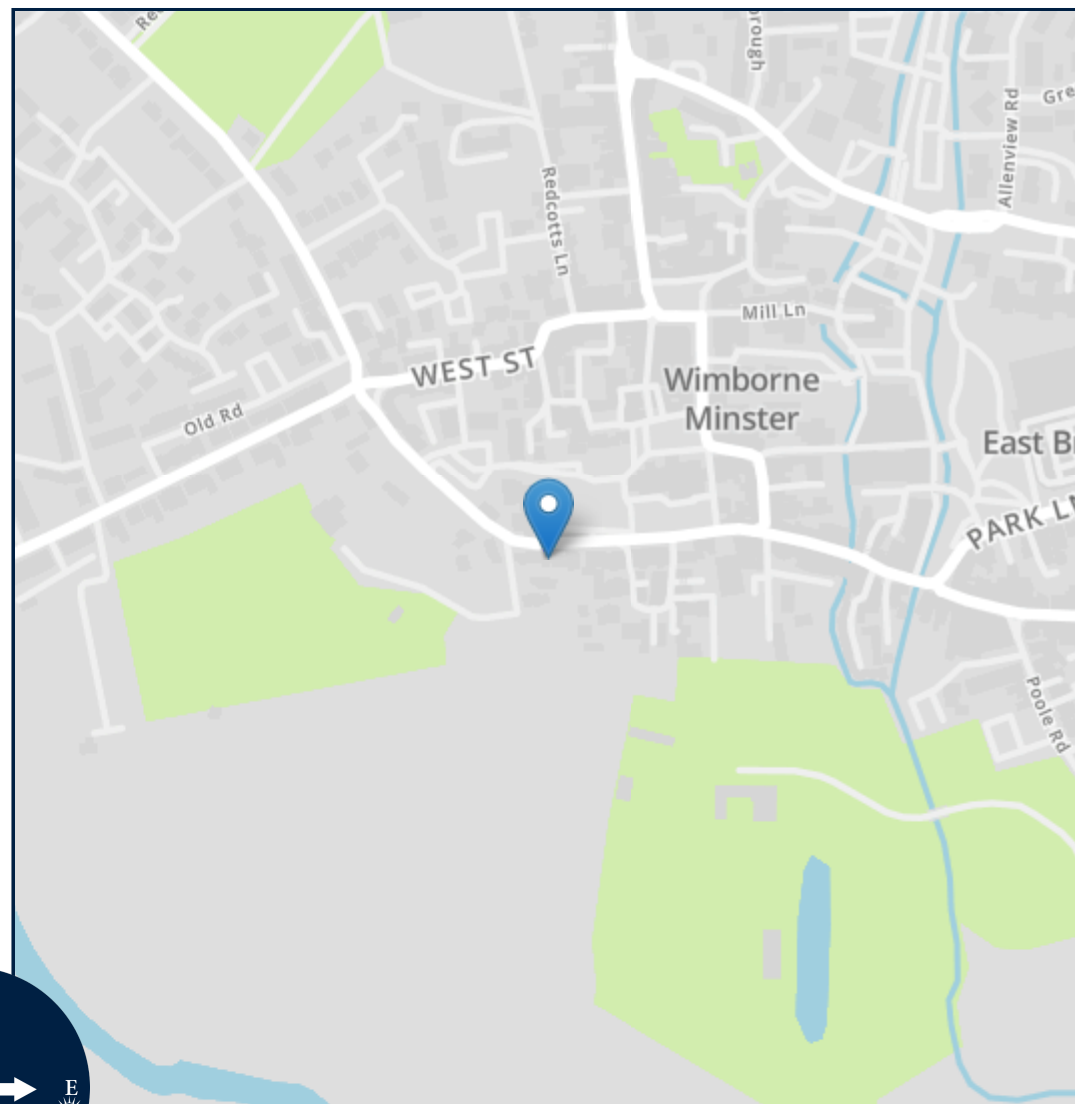
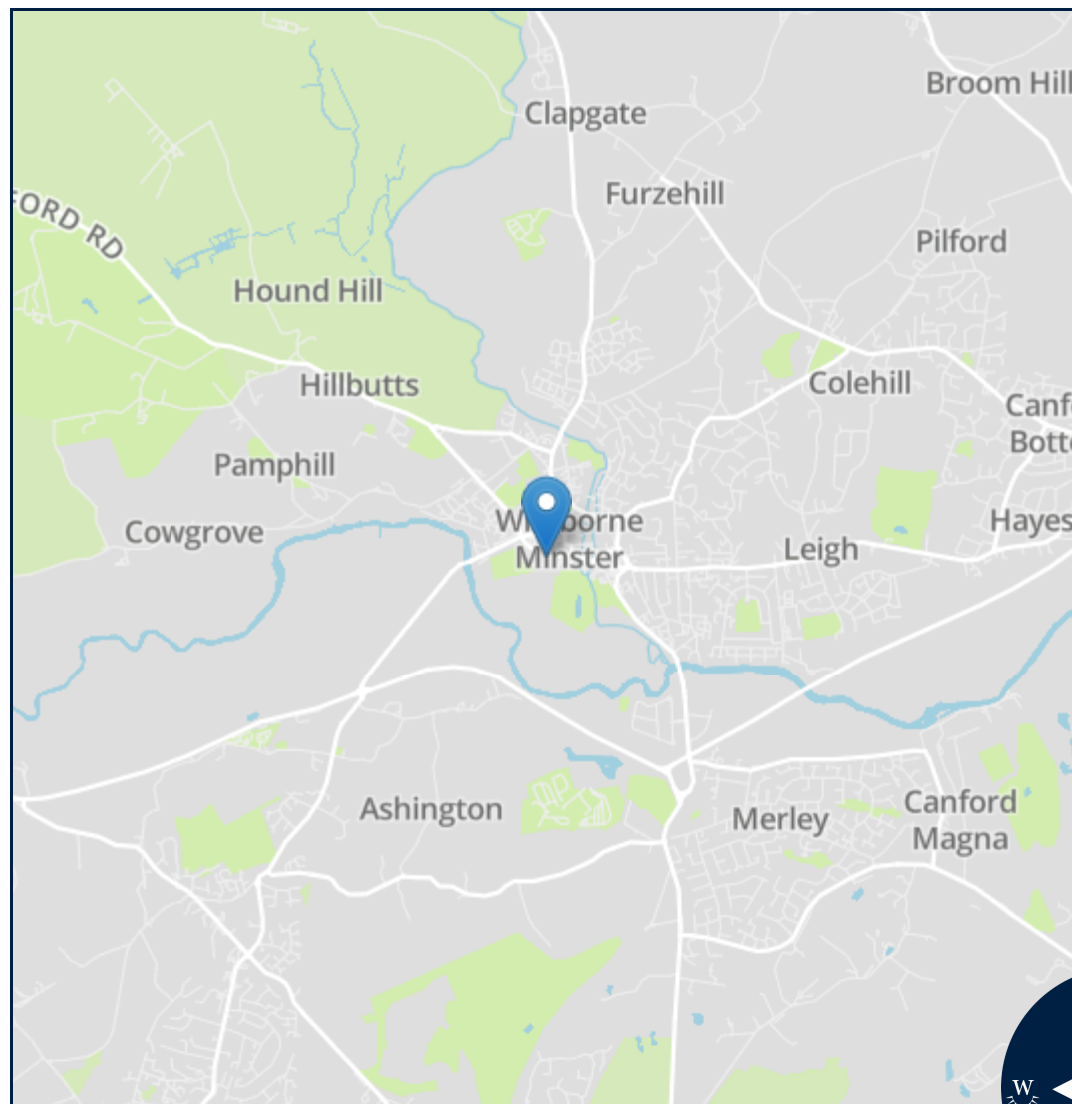


GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	81
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	49
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



Important notice: Fisks Estate Agents, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fisks Estate Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



12 East Street, Wimborne,  
Dorset, BH21 1DS  
[www.fisksestateagents.co.uk](http://www.fisksestateagents.co.uk)  
01202 880000