



OLIVER MILES

Chartered Surveyors – Estate Agents

Wesley House Price Guide £1,300,000

Magnificent Wesleyan Converted Church with Modern Extension. Flexible Accommodation with Large Workshop and Artist's Studio. Enclosed South Garden, Parking 3-4 Vehicles



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- Spacious and Flexible Accommodation
- 4/5 Bedrooms (1 En Suite) & 2 Other Bathrooms
- Countryside Views

- Large Workshop and Studio
- Parking 3-4 Vehicles
- Enclosed South Facing Garden

LOCATION & DESCRIPTION

Wesley House is a well converted Wesleyan Church maintaining many of the original features with a modern extension built in 1989. It enjoys glimpses of the Purbeck Hills and views to the countryside from first floor and studio. The local village store/public house, St George's Church and local primary school are nearby and the countryside pathways and renowned clifftop walks along the Jurassic Coast are in close proximity. The Swanage to Poole bus route is on the High Street.

The seaside resort of Swanage is approximately 2 miles distant and lies at the eastern tip of the Isle of Purbeck, charmingly surrounded by the Purbeck Hills. It has a safe, sandy beach, it boasts an historic steam railway and to the South is the renowned World Heritage Coastline. The market town of Wareham, which has main line rail link to London Waterloo (approx. 2.5 hours), is some 10 miles distant at Wareham and the large towns of Poole and Bournemouth are within reach via the Sandbanks ferry, 6 miles distant.

The property has local Purbeck stone and part rendered elevations under a concrete tiled roof to the original church and a slate roof with stone skirts to the extension. It has the benefit of gas-fired central heating with two boilers, both replaced in 2017, double glazing and features include arched windows with some original stained glass and doors. There are 3 staircases.

Viewing is recommended to appreciate this unique and stunning property.

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

ENTRANCE HALL (N)

Stairs to first floor.

CLOAKROOM

Washbasin with cupboard under, WC. Automatic extractor fan. Gas fired boiler serving heating radiators and hot water.

KITCHEN (N)

3.7m x 3.1m (12' 2" x 10' 2")

Range of fitted worktops, cupboards and drawers, stainless steel 1.5 bowl sink unit, gas cooker range with extractor hood over, fridge/freezer and dishwasher.

DRAWING ROOM (S & E)

9.2m x 8m (30' 2" x 26' 3")

Purbeck stone fireplace with woodburner, fitted book shelving. French doors to garden, stairs to first floor.

DINING ROOM (S)

8m x 4m plus bay (26' 3" x 13' plus bay)

French doors to garden. Open fireplace, fitted shelving and cupboards.

WORKSHOP/UTILITY ROOM (N)

7.9m x 4.5m (25' 11" x 14' 9")

Original church doors. Partitioned off utility area with stainless steel sink unit, plumbing for washing machine and tumble dryer, worktop with drawers and cupboards. Boiler. Staircase to original gallery.

FIRST FLOOR

LANDING

Airing cupboard with insulated hot water cylinder. Stairs to loft studio.

BEDROOM 1 (S & E)

4.9m x 4.6m (16' x 15')

Fitted wardrobe.

EN SUITE BATHROOM

Panelled bath, washbasin and WC. Airing cupboard with insulated hot water cylinder. Automatic extractor fan

BEDROOM 2 (S)

4.3m x 4m (14' x 13')

Fitted wardrobe.

BEDROOM 3 (S)

4m x 3.7m (13' x 12' 2")

Fitted cupboard.

LOFT

BEDROOM 4 (S)

3.4m x 3.3m (11' 2" x 10' 10")
Fitted wardrobe.

STUDY/BEDROOM 5 (N)

3.7m x 3.1m (12' 2" x 10' 2")
Fitted cupboard.

BATHROOM (N)

Panelled bath with mixer tap and shower attachment, fully tiled surround. Pedestal basin and WC.

BATHROOM (E)

White suite comprising panelled bath, tiled corner shower cubicle with electric shower, pedestal basin, WC, heated ladder towel rail.

GALLERY (N)

8m x 4.7m (26' 3" x 15' 5")
Stage and mezzanine storage floor.

STUDIO

8.1m x 5m (26' 7" x 16' 5")
Hatch with retractable ladder to further loft. Two 'Velux' lights.

OUTSIDE

Forecourt Parking for 3 – 4 vehicles. Shrub trough and tubs. South-facing and secluded walled Garden laid to crazy paved patio well stocked with shrubs and rose bushes. Gate to pedestrian side passage.

SERVICES

All mains services.

COUNCIL TAX

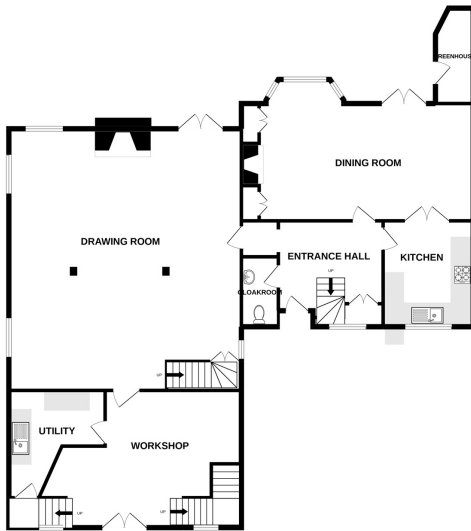
Band 'G' £3735.93 payable 2022/23

VIEWING

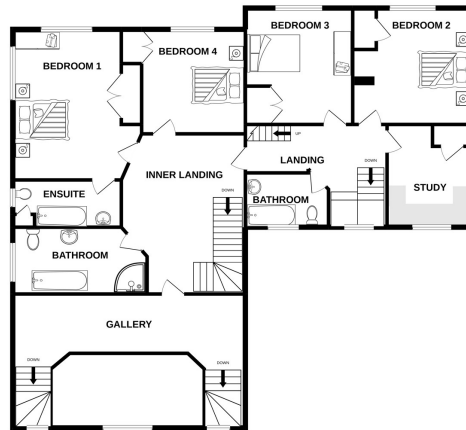
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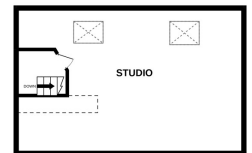
GROUND FLOOR
1822 sq.ft. (169.3 sq.m.) approx.



1ST FLOOR
1771 sq.ft. (164.5 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 4005 sq.ft. (372.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	63	77
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

