



*Asking Price*

£597,750

GRAVEL HILL, WIMBORNE BH21 1RW

Freehold







- ◆ 17TH CENTURY DETACHED COBB COTTAGE
- ◆ THREE BEDROOMS (TWO DOUBLES)
- ◆ DETACHED DOUBLE GARAGE WITH STUDIO ABOVE
- ◆ NO FORWARD CHAIN
- ◆ GENEROUS OFF ROAD PARKING
- ◆ THATCH RE-RIDGED IN 2022
- ◆ SOLE AGENTS
- ◆ INGLENOK FEATURE FIREPLACE
- ◆ AUTHENTIC WORKING WISHING WELL



A unique, 17th Century, cobb cottage set in grounds approaching 1/3 acre and offering three bedrooms as well as three reception rooms, generous outbuildings and double garage with the scope to create a home income and being offered without a forward chain.

## Property Description

The accommodation comprises a generous living room, separate dining room, kitchen with breakfast room, study, utility room and wc to the ground floor, with three bedrooms a family bathroom/shower room and a separate WC, to the first floor. During the current vendors tenure, the home has been re-glazed with double glazing, re-thatched in 2010 and re-ridged in 2022 and is currently not protected or listed. Thought to have been constructed in the early 17th Century, this cobb Cottage offers one of the most unique cottage propositions for its locality and was part of the Canford Estate, whilst Edward Arrowsmith presided over the trust. It was discharged from the Estate in 1923, at which point it formed a semi-detached pair of cottages (pictures available) and soon after was merged to create a single dwelling. A sizeable extension was added in the mid 1930's and helps form the versatile accommodation which is offered today.









## Gardens and Grounds

The home is approached via a five bar farm-style gate which gives access to a compressed gravel driveway that leads up towards the left hand side of the home. There is a formed turning point within the driveway for convenience, and the driveway can easily accommodate several vehicles. Adjacent to the house is a pair of wrought iron gates, which give access to the courtyard-style parking area to the rear of the property. The courtyard is suited for three to four vehicles and provides access to the detached double garage, which benefits from an electrically operated up-and-over style door. There is a further store room, ideal as a cold storage or garden pantry, and a covered ornate seating area ideal for alfresco entertaining. A wood-built staircase leads to the first floor above the garage which is currently purposed as a hobbies room, but could easily be used to create a home/income suit. There is further covered storage alongside the garage and a pagoda with trellising has been constructed on the opposite side to create a further outside dining area. This features an active vine which brings character and charm to the environment. The rear garden is laid to lawn with a private and secluded feel. The front garden is also laid to lawn, with a large variety of flora and fauna, which gives a truly country cottage feel to the space, whilst having close travel connections to Bournemouth and Poole.

## 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: 2443 sq ft (226.9 sq m)

Heating: Gas fired (Vented) serviced regularly

Glazing: Double glazed

Parking: Driveway & double garage

Garden: Well stocked with mature plants

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

Local Authority: BCP Council

Council Tax Band: G

Additional Information: For information on broadband and mobile signal, please refer to the Ofcom website. For information relating to flood risk, please refer to gov.uk

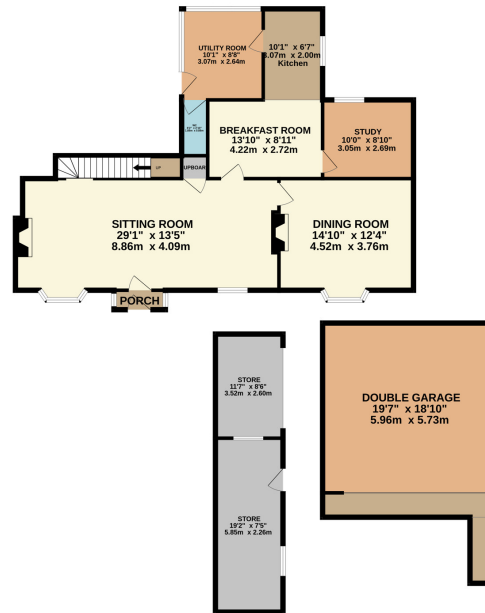




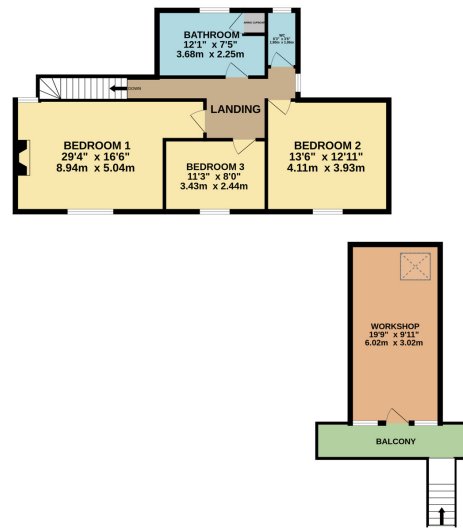




GROUND FLOOR  
1634 sq.ft. (151.8 sq.m.) approx.

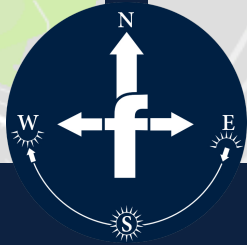
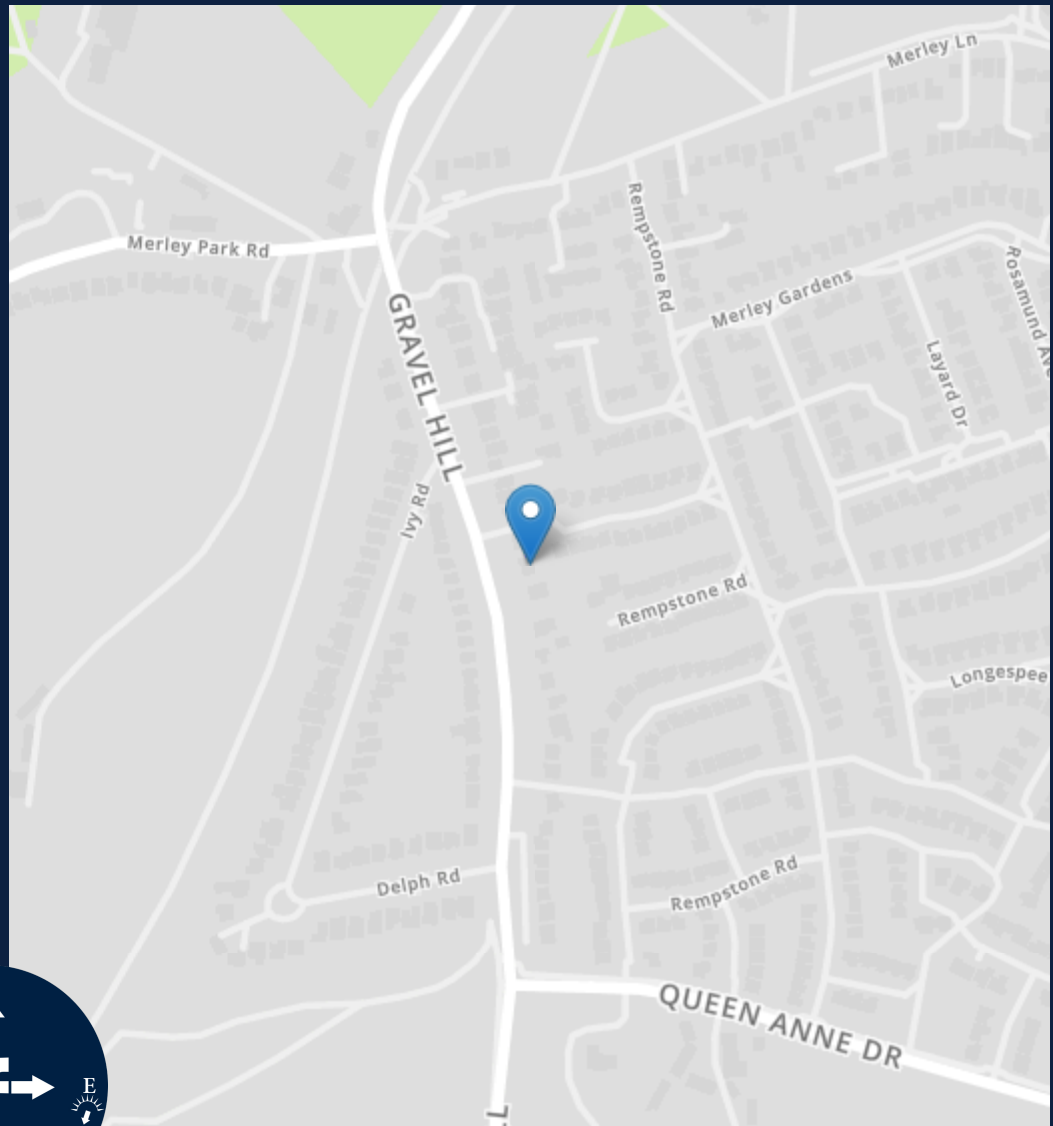
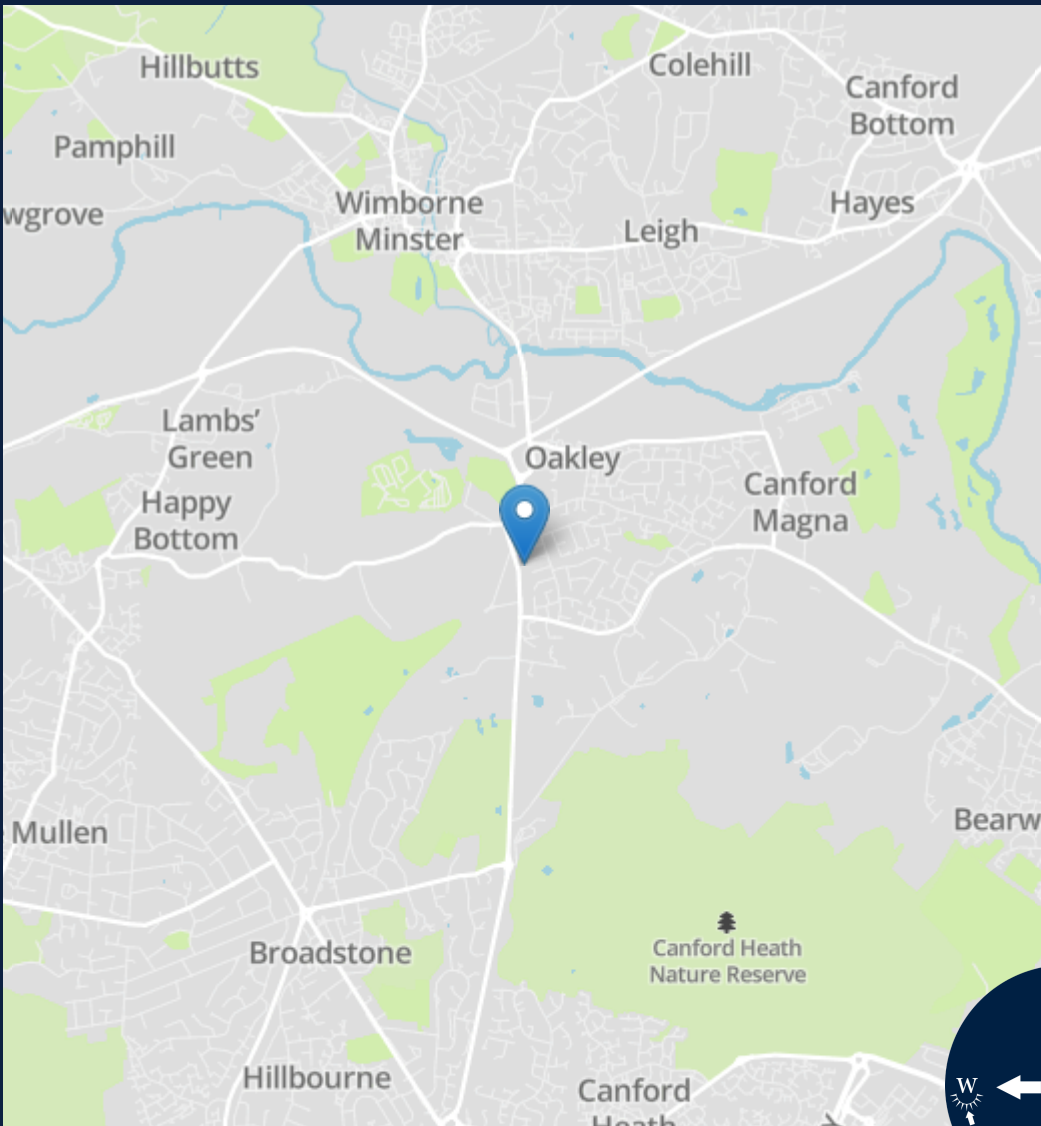


1ST FLOOR  
887 sq.ft. (82.4 sq.m.) approx.



TOTAL FLOOR AREA: 2521 sq.ft. (234.2 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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