



Asking Price

£850,000

Freehold

YEW TREE COTTAGE, ROWE HILL, HOLT, WIMBORNE, DORSET. BH21 7EB



- ◆ DETACHED FAMILY HOME
- ◆ FIVE DOUBLE BEDROOMS
- ◆ NO FORWARD CHAIN
- ◆ DETACHED DOUBLE GARAGE
- ◆ ELEVATED POSITION WITH VIEWS
- ◆ SOLE AGENTS
- ◆ GARDENS APPROACHING 1/3 AN ACRE
- ◆ ADJACENT TO PROTECTED HEATHLAND

An extended, five bedroom, part cob cottage which was originally part of the Kingston Lacy Estate and boasts a preferred rural position bordering Holt Heath, as well as providing views towards Horton Tower and beyond.

Property Description

Yew Tree Cottage occupies an elevated plot of approximately one-third of an acre, directly bordering Holt Heath with its extensive countryside walks and rich wildlife.

Originally constructed from cob, the property has been extended over time to create a well-proportioned and adaptable five-bedroom family home. The ground floor accommodation includes a living room, dining hallway, additional snug/lounge, study, kitchen/breakfast room, utility room, and cloakroom. On the first floor, there are five double bedrooms, a family bathroom, and an en-suite to the principal bedroom.

Additional features include oil-fired central heating, double glazing, and a private drainage system that was updated five years ago in line with current Environment Agency standards.

This is an excellent opportunity to secure a substantial home in a peaceful rural location, with easy access to open heathland and countryside.





Gardens and Grounds

The property is approached via a five-bar gate leading to a tarmac driveway, providing ample parking for multiple vehicles and access to a detached double garage. Adjoining the garage is a useful lean-to, offering additional storage space.

A garden gate between the garage and the main house opens into the rear garden, which is arranged into three principal areas. Adjacent to the house is a generous paved terrace featuring an ornate wall and fountain—ideal for outdoor dining and entertaining. This leads to a formal lawned garden, which enjoys westerly views across Holt Forest towards Horton Tower.Steps descend from the lawn to a productive working garden, complete with two greenhouses and designated vegetable plots. Tucked away in the far corner is a secluded 'secret garden' with a wildlife pond and a timber garden room, equipped with power—offering a peaceful retreat or potential hobby space.

Location

The property is in the hamlet of Rowe Hill on the edge of Holt Heath, 1 mile from Holt and 4 miles from Wimborne which 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 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: 2457 sq ft (228.3 sq m)

Heating: Oil fired (5yr old boiler serviced annually)

Glazing: Double glazed

Parking: Drive and double garage

Broadband: Fibre

Garden: West facing

Loft: Yes. No ladder installed. 50% boarded.

Main Services: Electric, water, telephone

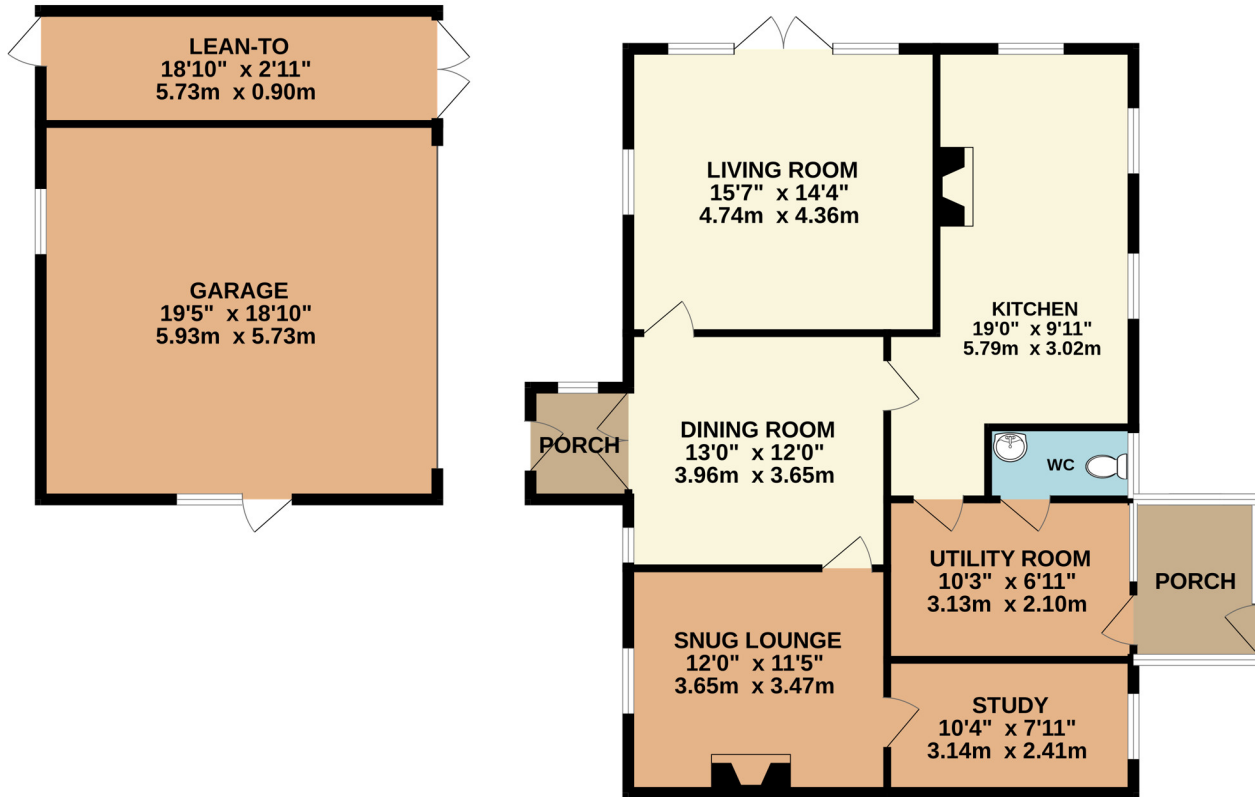
Local Authority: Dorset Council

Council Tax Band: G

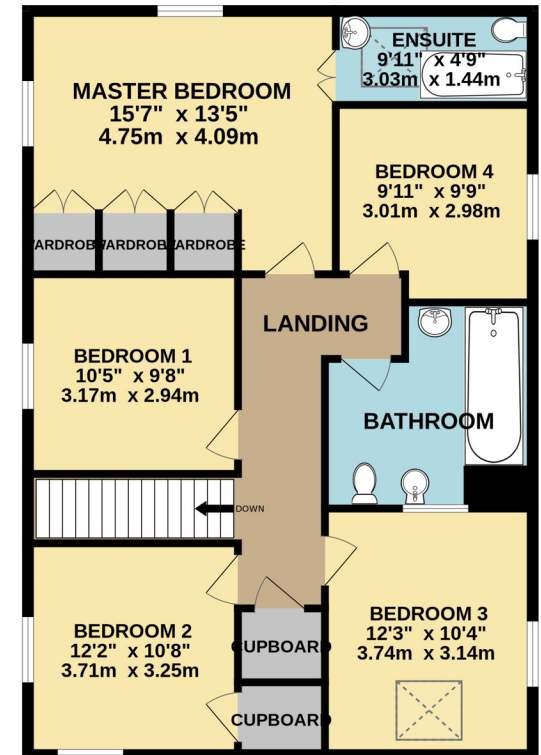




GROUND FLOOR
1510 sq.ft. (140.3 sq.m.) approx.

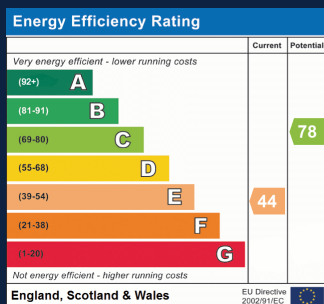
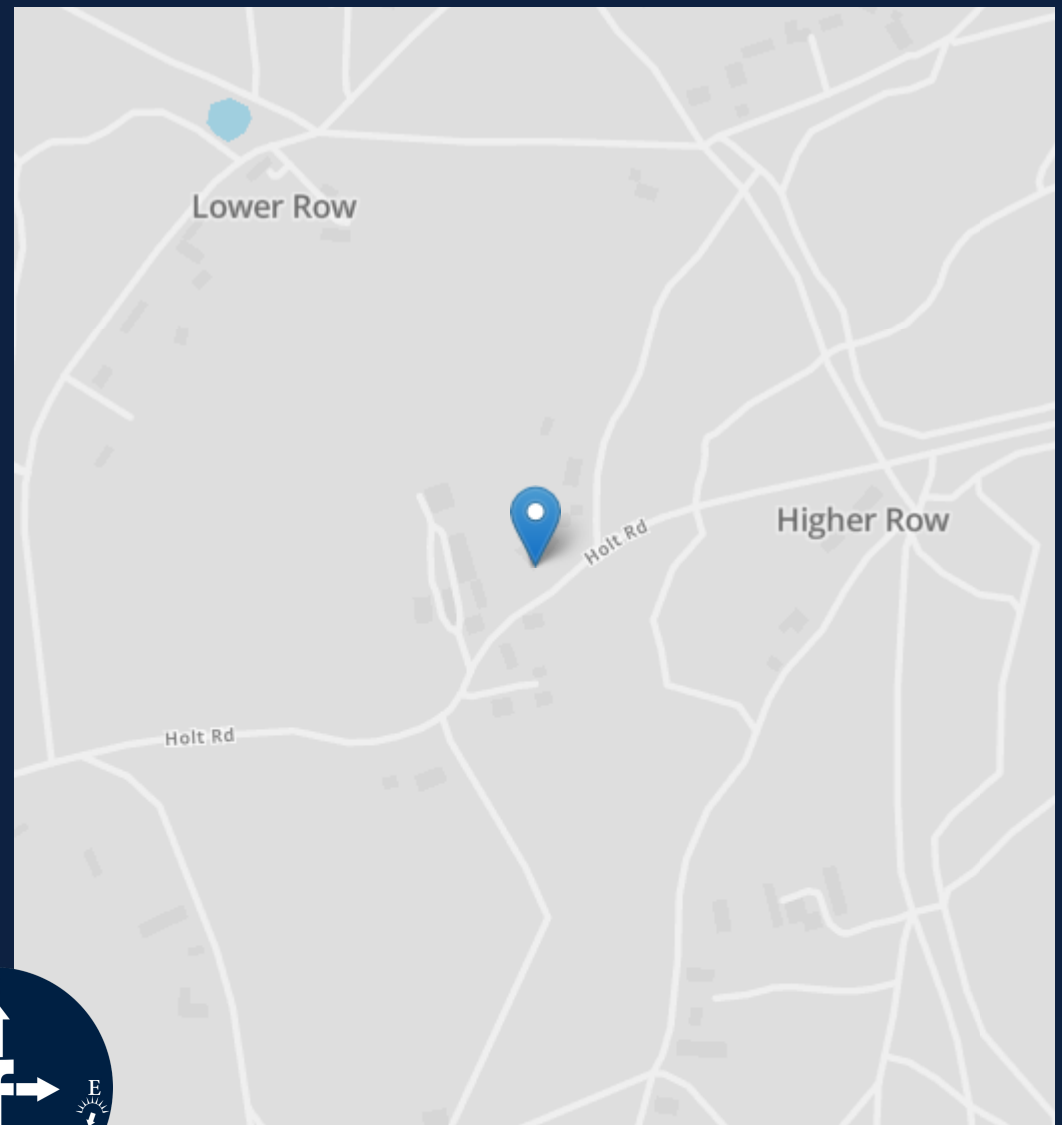
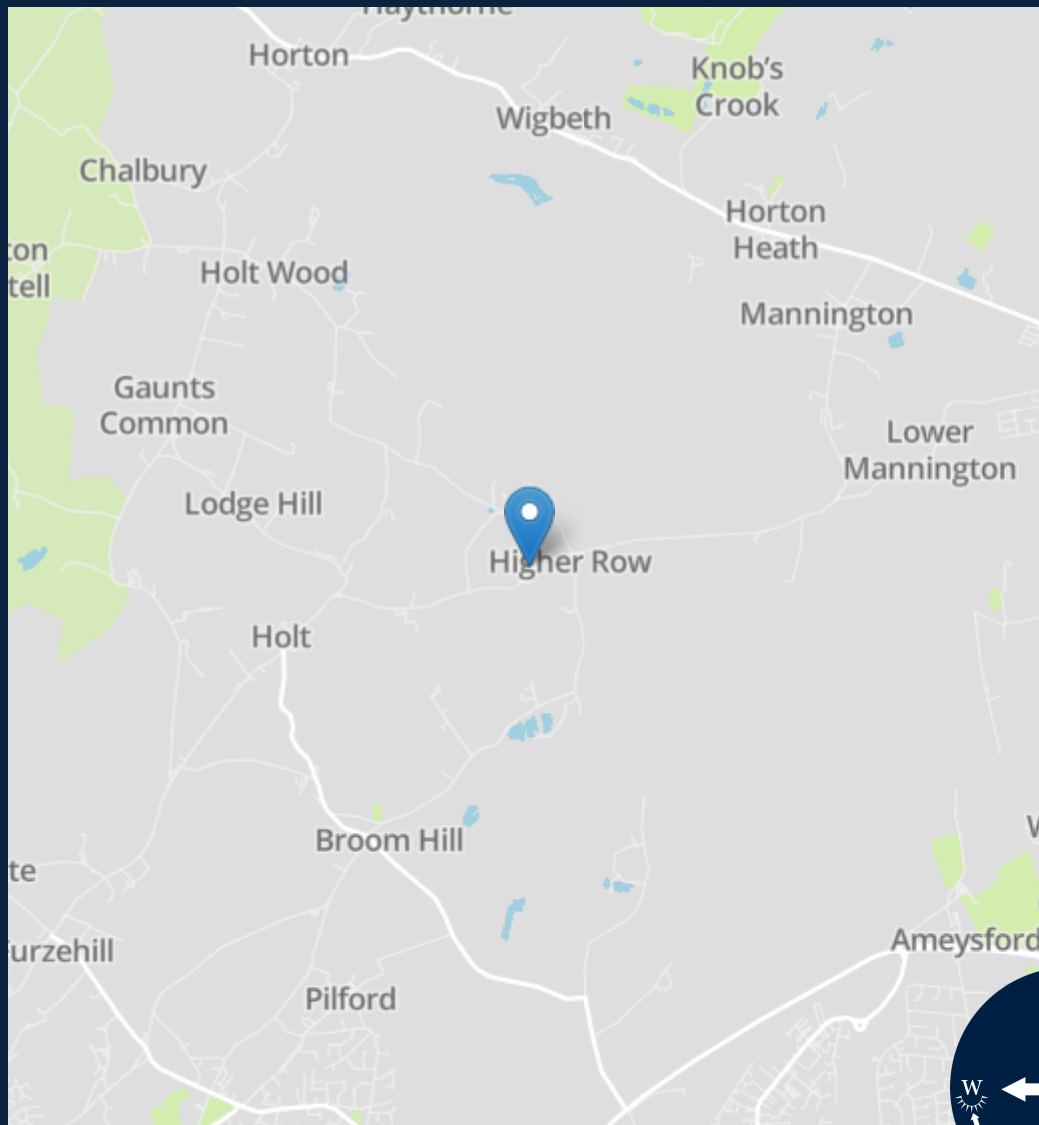


1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 2457 sq.ft. (228.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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