



Christopher  
**Batten**

in association with

Winkworth

The Coach House and The Granary, Brog Street  
Corfe Mullen, Wimborne, Dorset, BH21 3HB

The Coach House  
and The Granary  
Brog Street, Corfe Mullen  
Wimborne, Dorset, BH21 3HB

A most unusual opportunity to  
acquire 2 beautiful  
Grade II Listed detached  
Georgian buildings set in grounds  
of over 0.4 of an acre in a quiet  
country lane, with 5-car  
garaging, at the edge of the  
village of Corfe Mullen.

GUIDE PRICE: £1,195,000  
FREEHOLD

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Dating back to between 1780 and 1815, The Coach House and The Granary began life as a keeper's cottage and stables for the Glendon Estate, once owned by the Viceroy of India, which was sold and re-developed circa 2010.

## The Coach House

Connected to all mains services, The Coach House has rendered and brick elevations, a slate roof (with 2 brick chimneys,) and wrought iron railings to the front.

The ground floor comprises an entrance hall with oak floorboards, a delightful sitting room (with fireplace, dado panelling and farmland and courtyard views), a charming dining room with a floor-to-ceiling fireplace (with adjacent bread oven), a ground floor cloak-room, and a magnificent kitchen/living room with high vaulted ceiling, exposed A-framed timbers, and 2 delightful original semi-circular windows.

On the first floor of The Coach House there are 2 bedrooms, an en suite shower room and a fully tiled bathroom.



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## The Granary

Across the courtyard from The Coach House, The Granary is a detached building with a ground floor kitchenette, bedroom and shower room, and a magnificent triple aspect first floor sitting room with a high vaulted ceiling and superb views over farmland.

It has solid brick elevations, a natural slate roof, an impressive weathervane and a red postbox to the front.

The Granary is connected to mains electricity, water and gas, and has septic tank drainage (but could be connected to mains drainage.)

Both buildings are brimming with character and original features.

The grounds, which extend to over 0.4 of an acre, include a pretty cobbled courtyard, a largely walled formal rose garden area and a small grass paddock which has several original fruit trees (5 apple and 1 pear) and a superb open view over the surrounding countryside.

There is access to the adjacent gravel lane.













**LOCATION:** Corfe Mullen provides a range of shops including a Co-op supermarket, a health practice and local bus services. The property is in the state school catchment areas for Rushcombe First, Lockyer's Middle and Corfe Hills Secondary, and enjoys good access to Castle Court and Dumpton Preparatory Schools, and Canford.

The market town of Wimborne, approximately 2.5 miles away, offers a wide range of shops and amenities, and the coastal towns of Poole and Bournemouth, which have main-line rail links to London Waterloo, are within about 20 minutes' drive.

**DIRECTIONS:** From Wimborne, proceed along Julians Road to the Lake Gates roundabout at the junction with the A31. Take the second exit, signposted to Corfe Mullen. Proceed up Wimborne Road, passing The Lambs Green Inn on the left. At the roundabout, take the third exit, passing Lockyers School on the left. At the junction, turn right into Blandford Road and take the third turning on the right into Brog Street. The property can be found on the left hand side.

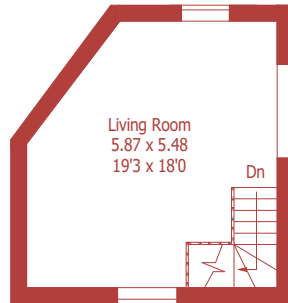
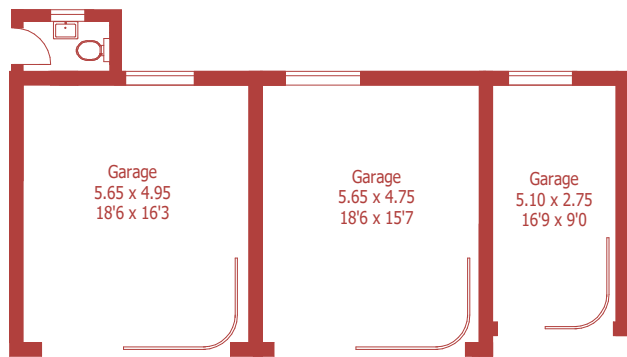
**COUNCIL TAX:** Band F  
**EPC:** Exempt due to Listed status.



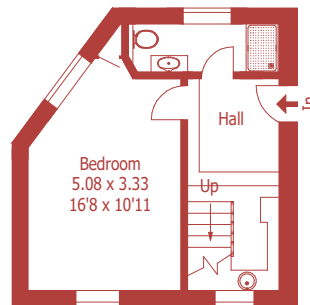


Approximate Gross Internal Area :- 143 sq m / 1535 sq ft  
 Garages Approximate Gross Internal Area :- 75 sq m / 805 sq ft

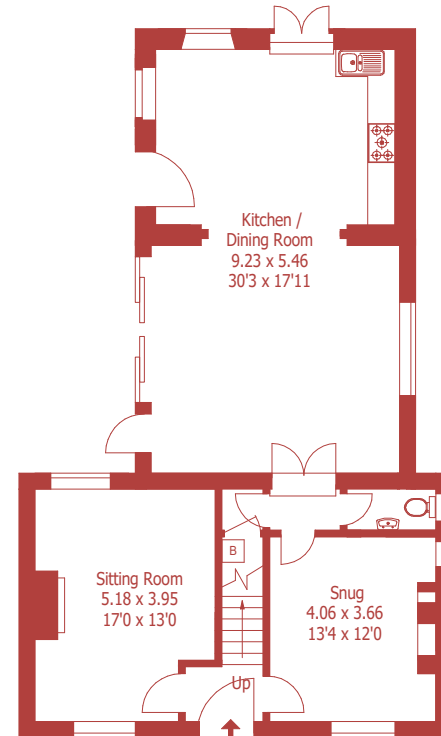
Approximate Gross Internal Area :- 59 sq m / 632 sq ft



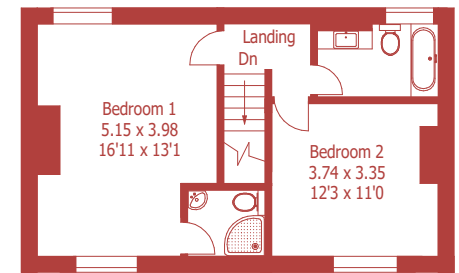
**First Floor**



**Ground Floor**



**Ground Floor**



**First Floor**

For identification purposes only, not to scale, do not scale

**DISCLAIMER:**

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15 East Street | Wimborne | Dorset | BH21 1DT  
properties@christopherbatten.co.uk  
01202 841171

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