



GUSSAGE ALL SAINTS, DORSET, BH21 GUIDE PRICE £950,000 FREEHOLD

Winkworth

SHIRES BARN, HARLEY LANE, GUSSAGE ALL SAINTS, WIMBORNE, DORSET, BH21 5HD

A delightful 18th century 4 bedroom detached village home tucked away in the heart of Gussage All Saints village, on the fringe of the Cranborne Chase and about 8 miles from Wimborne Minster. Shires Barn is a charming rural retreat set off a long driveway in well stocked, partly walled gardens offering lovely views over the adjacent fields.

Formerly the barn and stables for the adjacent farmhouse, Shires Barn was converted into a large family home in the 1980s. It is of traditional construction, with red brick and flint elevations, 5 high gables and a tiled roof. The house has timber double glazed windows.

The main garden area is largely walled and offers stunning views over the adjacent farmland towards Win Green and Shaftesbury. There is a wealth of trees and shrubs including beech, conifer, fir and fruit. Outside the conservatory there is a small lawn, a planted rockery, a pond and a paved terrace.

AT A GLANCE

Ground Floor

- Kitchen
- Utility Room
- Dining Hall
- Sitting Room
- Conservatory

First Floor

- Four Double Bedrooms
- Jack and Jill Bathroom
- Family Bathroom

Outside

- Garden
- Garage & Garden Storage
- Plenty of Parking

SERVICES

- Mains electricity and water, and has
- Oil fired central heating
- EPC Band E
- Council Tax Band G



LOCATION

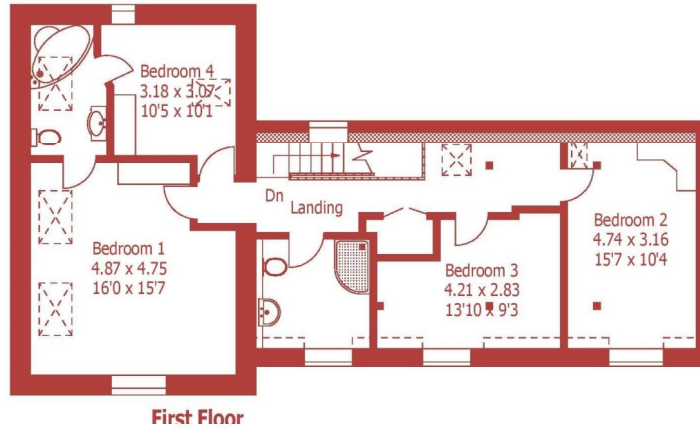
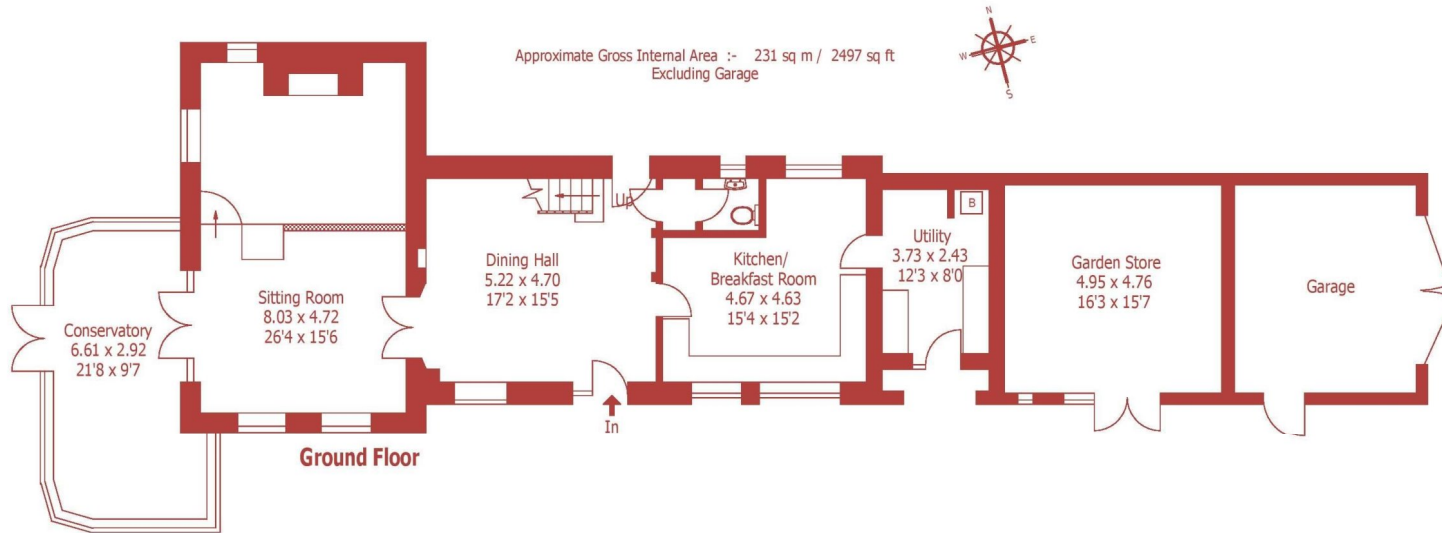
The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

DIRECTIONS

From Wimborne, proceed north on the B3078 towards Cranborne for about 5 miles. Turn left at The Horton Inn and proceed over the stone bridge, through the S-bend and up the hill. After about half a mile, turn right, signposted to Gussage All Saints. Take the second turning left into the village, and proceed past The Drovers Inn on the right. Follow the road to the war memorial and turn right, with the church ahead, into Harley Lane.

From Harley Lane, a gravelled driveway flanked by yew trees leads to the barn and provides parking for several vehicles. A 5-bar gate gives access to a driveway/footpath which offers additional parking. The integral double garage has timber double doors, and there is a large workshop (formerly a stable) with a vaulted ceiling, exposed A-frame timbers and a brick floor. The front of the barn is adorned with wisteria and climbing roses.





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

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