



Little Orchard, 3 Cobbs Road  
Colehill, Wimborne  
Dorset, BH21 2RL

A character 3 bedroom detached period cottage with NO FORWARD CHAIN and great scope for refurbishment and extension, subject to planning consent, standing in gardens of over half an acre in an idyllic semi-rural location close to Colehill's amenities.

PRICE GUIDE:

£800,000-£850,000 FREEHOLD



Christopher  
**Batten**

in association with

Winkworth





Originally part of the Kingston Lacy Estate, and believed to date back to the 1800s, the cottage's original section is of cob construction with facing brick elevations and a tiled roof, and there is a 2-storey extension built by our clients in 1984.

The property is located in a conservation area, tucked away off a private, unmade lane, and set to the rear of its plot, adjoining a field to the rear which provides a lovely outlook. There is ample off road parking, and a double garage.

A gabled entrance porch leads to a dining hall with an inglenook fireplace and a walk-in storage cupboard. There is a ground floor cloakroom with WC, wash basin and space and plumbing for washing machine.



2



3



1



The kitchen has oak-faced units, integrated electric double oven and hob, space and plumbing for dishwasher, space for fridge-freezer and wall mounted gas central heating boiler. Off the kitchen is a spacious, dual aspect sitting room with casement door to the garden, brick inglenook fireplace and a wood burner which can also supply hot water.



From the dining hall, an open plan staircase leads to the main first floor landing which has an airing cupboard. Bedroom 1 is a dual aspect room with a loft access and built-in wardrobes.

Bedroom 2 has an en suite cloakroom, and there is a spacious shower room with a loft access. Bedroom 3 is accessed off a lower landing.





Outside, a long gravel driveway leads to the front of the property where there is ample parking and access to a double garage with 2 up-and-over doors. The majority of the gardens, to the front of the cottage, comprise lawns interspersed with trees and shrubs. At the rear the property adjoins a field which provides lovely views.

Location: Colehill offers first and middle schools, a church, a library, local shops including a Co-Op/post office, and scenic walks in Cannon Hill Plantation. Bus services connect to the market town of Wimborne Minster (approximately 2 miles) with its busy shopping centre and wide range of amenities, and to the coastal town of Bournemouth which has a mainline rail link to London Waterloo.





**DISCLAIMER:**

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.





Directions: From Wimborne, proceed up Rowlands Hill, passing Colehill Cricket Ground on the left, and along Wimborne Road. As the road narrows, just before Beaucroft School, turn left into Cobbs Road. At the T-junction, Little Orchard is directly opposite.

AGENTS' NOTE: We have been made aware that a survey has been carried out on the property which has shown subsidence on the front, left hand corner of the property.

Council Tax: Band E

EPC Rating: Band D











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