



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.

ASKING PRICE: £1,249,500
FREEHOLD





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 is connected to all mains services and 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. There are 2 first floor bedrooms, an en suite shower room and a fully tiled bathroom.

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

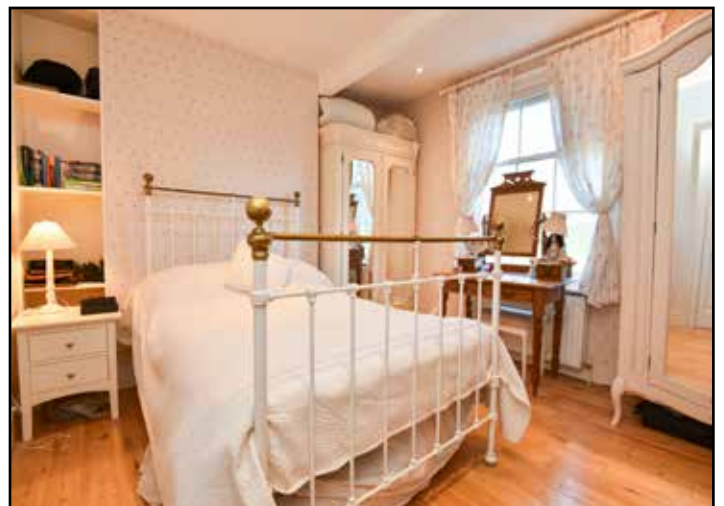
Both buildings are brimming with character and original features.



From Brog Street, brick piers provide an entrance to a walled shingle driveway leading to a 5-car garage block of brick construction with a slate roof, 2 double garages and an adjacent single garage.

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.

Corfe Mullen provides a range of shops including a Co-op supermarket, schools for all age groups including the renowned Corfe Hills, a health practice and local bus services.





DISCLAIMER:

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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 mainline rail links to London Waterloo, are within about 20 minutes' drive.

COUNCIL TAX: Band F

EPC: Exempt due to Listed status.

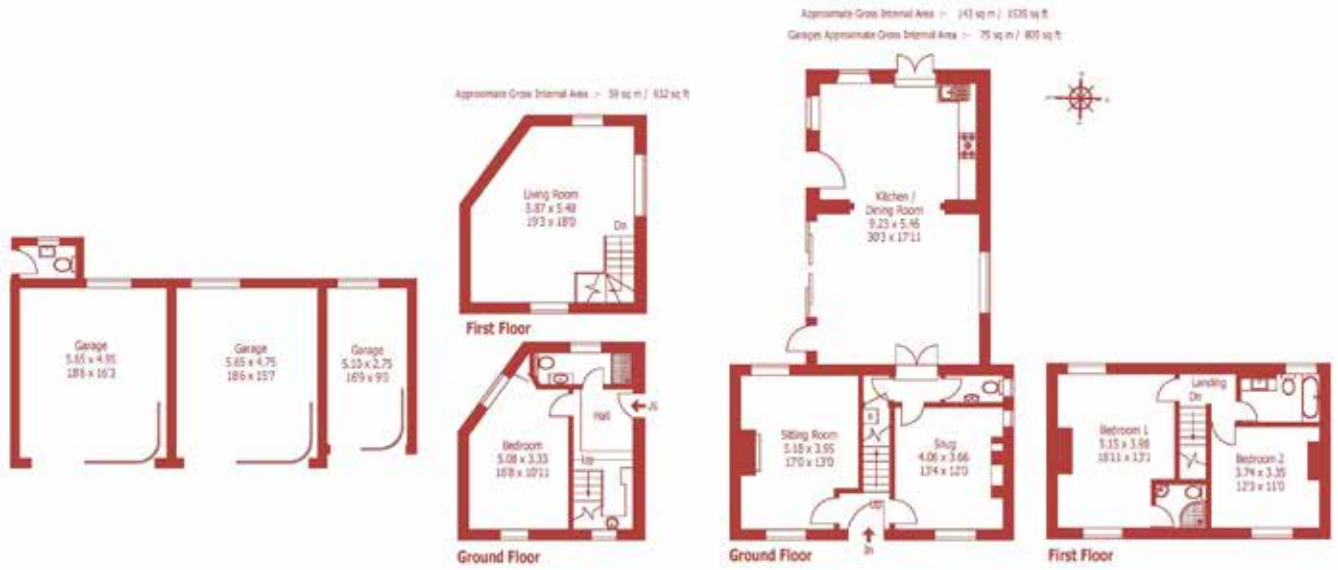
DIRECTIONS: From Wimborne, proceed along Julians Road to the Lake Gates roundabout at the junction with the A31. Take the second exit, signposted to Corfe Mullen. Proceed up Wimborne Road, passing The Lambs Green Inn on the left. At the roundabout, take the third exit, passing Lockyers School on the 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.





The Promap image is not intended as a precise representation of the property's boundaries or area of land. It should be treated as an approximate guide only. Interested parties should have their solicitor check the exact dimensions on the Title Plan.





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