

Christopher
Batten

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FOR SALE



2 Dairy Cottages

Hinton Parva, Wimborne, BH21 4JG

£375,000 Freehold



PRICE GUIDE: £375,000-£425,000.

Development opportunity: A 2 bedroom mid-Victorian semi-detached cottage in need of modernisation and refurbishment, set in a spacious garden adjacent to open farmland, in an idyllic rural location about 1.5 miles north of Wimborne Minster

Currently part of the Gaunts Estate, the property is of traditional construction, with facing brick elevations, a large A-frame gable, a roof of small plain tiles and a tall brick chimney. Tucked away from main roads and traffic noise in a pretty hamlet surrounded by fields, the property is connected to mains water and electricity, and has LPG heating. It offers great potential for extension, subject to planning consent

Covered entrance way

Wall mounted LPG boiler

Lounge/dining room

A spacious, split level room with a dual aspect over the garden and farmland beyond, and a cast iron Victorian fireplace set in a stone surround

Large kitchen/breakfast room

Stainless steel sink, oak units, fan oven, ceramic hob, extractor, space for white goods, tiled recess, and walk-in under stairs cupboard

Rear lobby

Bathroom

First floor landing

Bedroom 1

An impressive dual aspect double room with a wrought iron Victorian fireplace





Bedroom 2

A smaller double room with a wrought iron Victorian fireplace, built-in cupboards, and loft access

Outside

The front garden, which is enclosed by a hedge and laid to lawn, has established shrubs and an LPG tank. The rear garden is enclosed by brick walling and close boarded fencing and enjoys superb views over the adjacent farmland. It has a lawn, well stocked borders and a flowering cherry tree

Directions

From Wimborne, proceed north on the B3078 towards Cranborne Road for about 4 miles, passing through the hamlet of Stanbridge. Turn left, signposted Hinton Parva. Proceed down the no through lane, passing the farm buildings being converted, and the property can be found on the left hand side

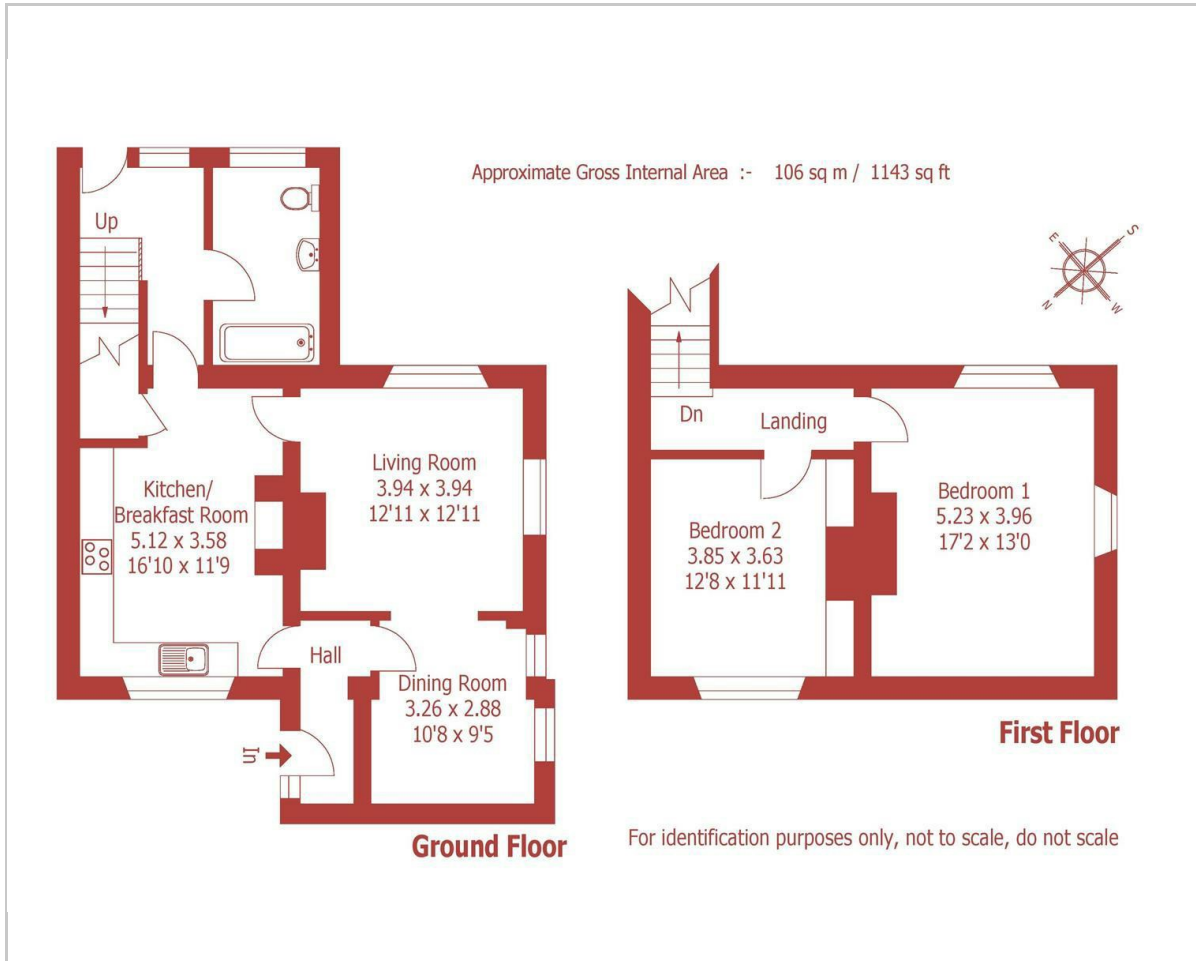


Council Tax

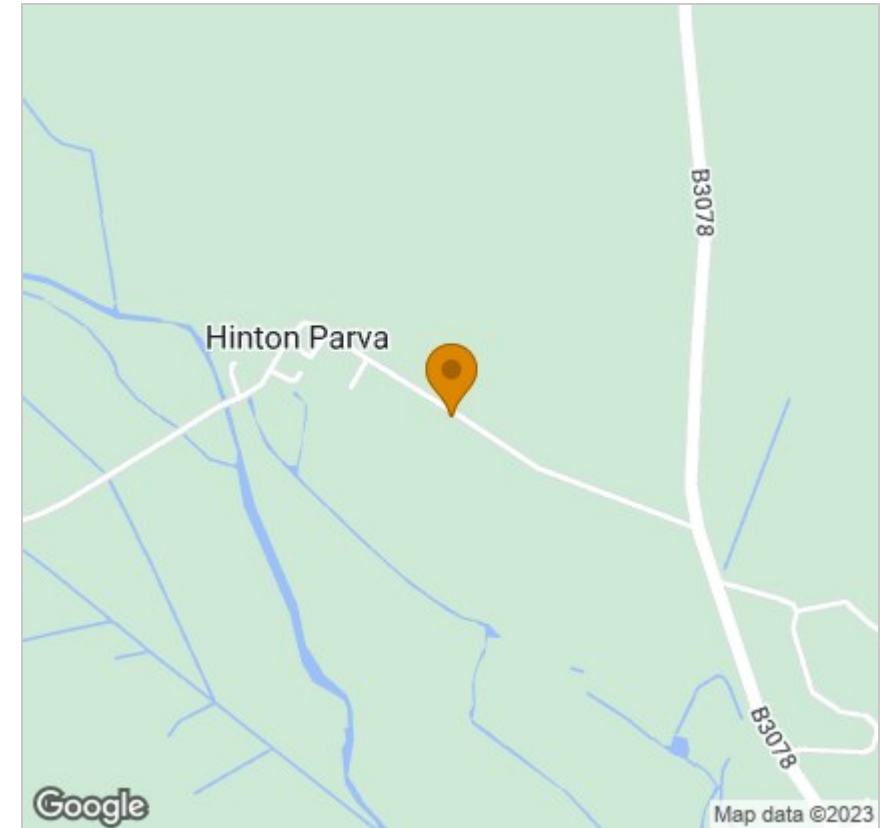
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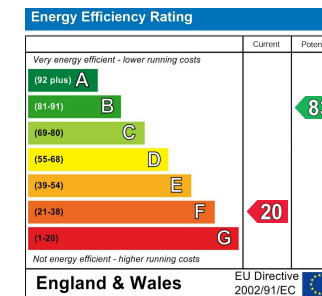
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

By prior arrangement through Christopher Batten

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