



Mellstock Cottage  
19 Rowlands Hill, Wimborne Dorset,  
BH21 2QQ

A delightful 3 bedroom detached character cottage, for sale with NO FORWARD CHAIN, situated on the popular Rowlands Hill, within walking distance of Wimborne town centre.

PRICE GUIDE: £500,000 FREEHOLD

COUNCIL TAX: Band E EPC

RATING: Band D

Christopher  
**Batten**

in association with

Winkworth





The property has elevations of colour-washed brick under a natural slate ridged roof (with a tall brick chimney) and is connected to all mains services. It benefits from gas central heating.

Wimborne town centre offers a wide range of shops and other amenities, and there is easy road access to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

A composite front door leads to an entrance hall/study with a column radiator, teak parquet flooring and an archway to an inner hall with exposed brick walls.

There is a bath/shower room with modern double-ended bath, vanity unit with inset wash basin, WC, fully tiled corner shower cubicle, wide oak boarded floor, partly tiled walls, and towel radiator.



1



3



1



The dual aspect living room looks onto the garden and has a central open fireplace (with oak surround and mantel, slate hearth, and inset wood burning stove.)

There is an attractive kitchen/dining/family room with modern units and work surfaces, concealed work- top lighting, 1.5 bowl ceramic sink, post formed work surfaces, quality flooring, AEG oven and grill, 5-burner hob, extractor, and integrated larder fridge, drawer freezer and washing machine. The dining/family area has space for a table and chairs, a column radiator, double glazed bifold doors to outside, and a door to the rear garden.

From the inner hall, a straight staircase leads to the first floor landing which has a cupboard housing a balanced flue gas boiler and a pressurised hot water system. There is a cloakroom with WC, vanity unit with inset wash basin, rooflight and wide oak boarded floor.

Bedroom 1 is a spacious, dual aspect double room with excellent wardrobe space, exposed brick walls, column radiator, roof windows, and views of the garden.



Bedroom 2 is a spacious double room with exposed oak beams and a column radiator, and bedroom 3 is a smaller double room with further exposed oak beams, a column radiator and a roof window.

A pair of ledged-and-braced close boarded timber gates lead to an excellent parking area laid to shingle and enclosed by close boarded fencing and a natural tree line. Prior to 2010 there was a garage here, and we believe planning permission could be gained to erect a new single garage. A substantial timber fence and shingle pathway lead to the garden which is enclosed by close boarded fencing, laurels and trees, and has a well maintained lawn, paved terracing, a second smaller lawn with borders including roses. Behind the house there is a large courtyard area with a garden shed and separate wood store.

**DIRECTIONS:** From Wimborne, proceed up Rowlands Hill towards Colehill. At the small roundabout, take the first exit and continue up the hill. The property can be found on the left hand side, just before the turning to Marlborough Place.



Approximate Gross Internal Area :- 137 sq m / 1471 sq ft



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



**DISCLAIMER:**

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