



1 Dairy Cottages, Hinton Parva Wimborne, Dorset, BH21 4JG

A charming 3 bedroom semi-detached Victorian cottage which has recently undergone a programme of refurbishment and re-decoration, set in a large garden adjacent to open farmland in an idyllic rural location about 3 miles north of Wimborne Minster.

**PRICE GUIDE: £550,000
FREEHOLD**

Christopher
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in association with

Winkworth





Formerly part of the Gaunts Estate, the property is of traditional construction with facing brick elevations, a large A-frame gable, a plain tiled roof and a tall brick chimney. It is tucked away from main roads and traffic noise in a pretty hamlet surrounded by fields.

Connected to mains water and electricity, the house has oil fired central heating and original timber windows. There is great potential for extension, subject to planning consent.

An entrance porch with a quarry tiled floor, stone features and an original front door leads to a large living room with brick and stone open fire-place (with bread ovens) and exposed wall and ceiling timbers.

There is a large kitchen/breakfast room fitted with Wren units, a large island, appliance space and an oil fired boiler.



 1  3  1



The rear boot room has a timber floor and a door to the garden.

A straight staircase leads to an L-shaped first floor landing, from which a passageway gives access to bedroom 1, a double room with a superb open outlook over the surrounding countryside.

Bedroom 2 is a spacious double room with superb views, and bedroom 3 is a smaller double room with built-in storage cupboards, and a superb open outlook. There is also a first floor bathroom.

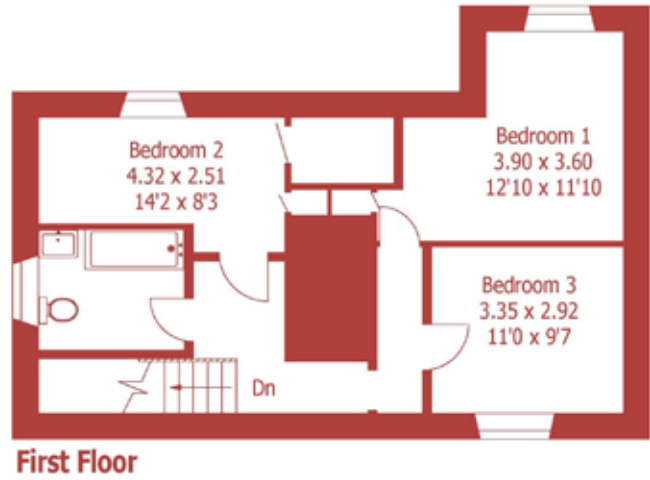
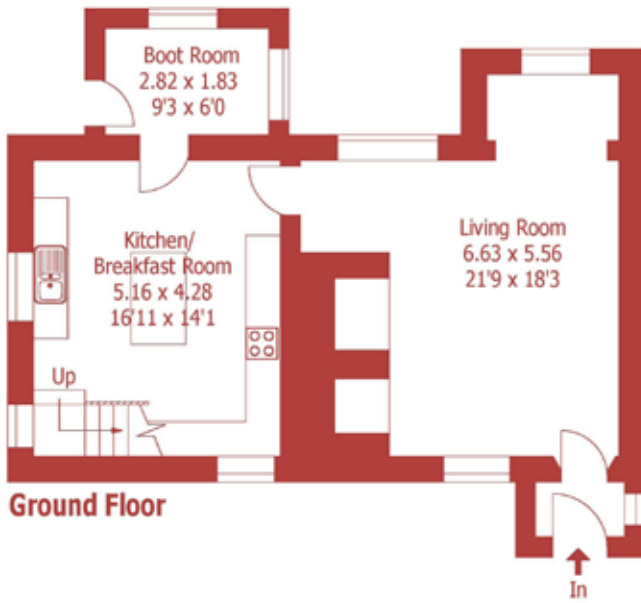
Outside there is off road parking, and climbing roses adorn the front of the house. The gardens are enclosed by high mixed hedges and close boarded fencing, and include a large, L-shaped lawn, fir and yew trees, an attractive wildflower area, an area of rough pasture, an oak arbour with climbing roses, space for a shed/outbuilding, an oil storage tank, and a gate to the lane.



Location: Hinton Parva is a charming Dorset hamlet tucked away off the Wimborne-Cranborne Road. The nearby village of Furzehill has a popular pub and a busy post office/shop, and there are First Schools in Gaunts Common and Witchampton. 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.



Approximate Gross Internal Area :- 122 sq m / 1308 sq ft



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



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Directions: From Wimborne, proceed north on the B3078 Cranborne Road for about 4 miles through the hamlet of Stanbridge, and 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: Band C

EPC Rating: Band F







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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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