



The Byre, Moortown Farm,
1 Moortown Drive,
Wimborne, Dorset,
BH21 3AR

A beautifully presented 4
bedroom end of terrace character
cottage with a large garden and
off road parking for several
vehicles, set off a long, private
driveway about half a mile from
Magna Road.

ASKING PRICE: £795,000
FREEHOLD

Christopher
Batten

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Dating back to the 19th century, and originally part of Lord Wimborne's Estate, The Byre is one of 11 homes converted to a high standard of specification from agricultural buildings in the late 20th century.

Tastefully decorated throughout, the property retains a number of character features including stone mullions, Gothic style windows and exposed brick walls and timbers, and benefits from gas central heating. It stands in an attractive courtyard setting and has a garden of about a third of an acre which is predominantly lawned, with recently laid terraces and a garden room/bar, and adjoins open countryside.

The Byre is connected to mains electricity, water and gas, and benefits from a private residents' water treatment works serving 8 properties.





A Residents' Association maintains the common areas and private drainage system, which was replaced approximately 3 years ago, at a cost which varies between £300 and £500 per annum.

A wide integral porch and newly installed front door lead to a spacious hall with Karndean flooring and storage cupboards. There is a study/utility room with built-in storage units, integrated laundry baskets, fitted desk, integrated fridge and washer/dryer, bespoke radiator, and cupboard housing a Glow Worm gas boiler. The ground floor cloakroom has WC, glass basin on a washstand, and storage cupboards.

The attractive living room features a brick fireplace with gas fire, and French doors to a rear garden terrace. An open brick archway (with exposed timbers) leads to a dining room with French doors to the terrace.

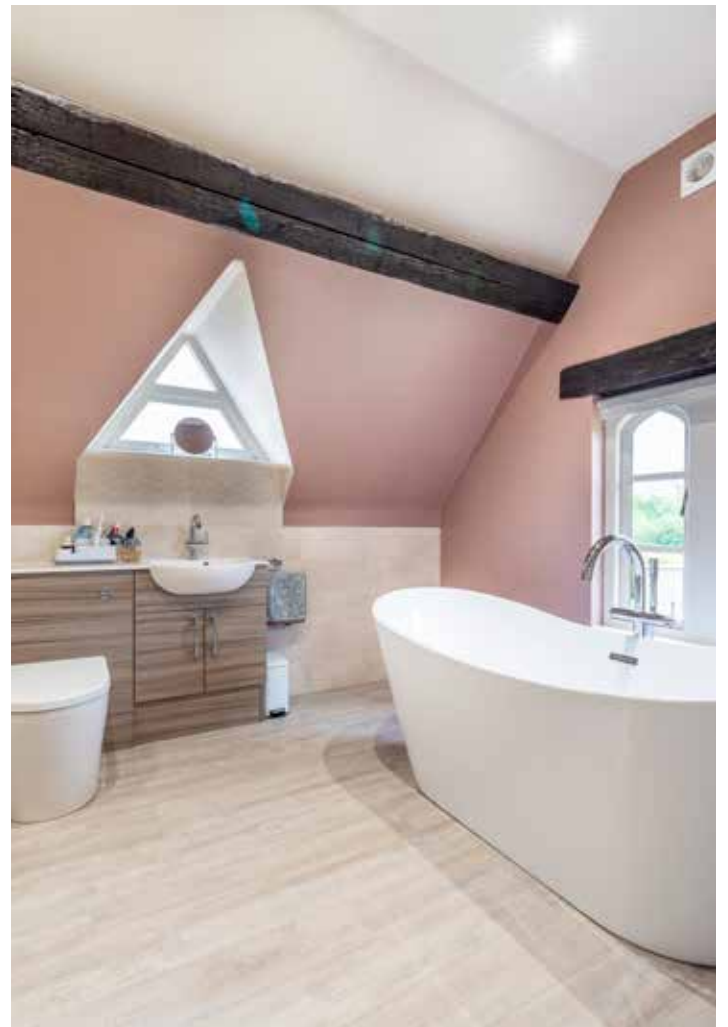


The superb, dual aspect kitchen has French doors to the rear garden, and includes extensive units and worktops, large island/breakfast bar, hot tap, gas hob, extractor, integrated wine cooler (for both red and white wine), freezer, dishwasher, 2 fridge drawers, Neff electric and combination ovens, and Karndean flooring.

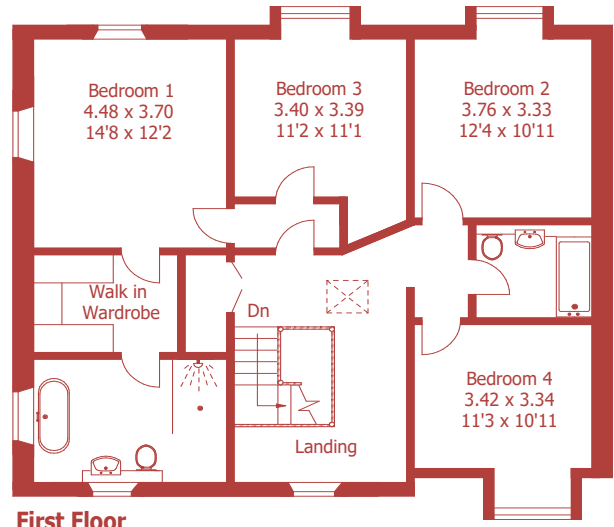
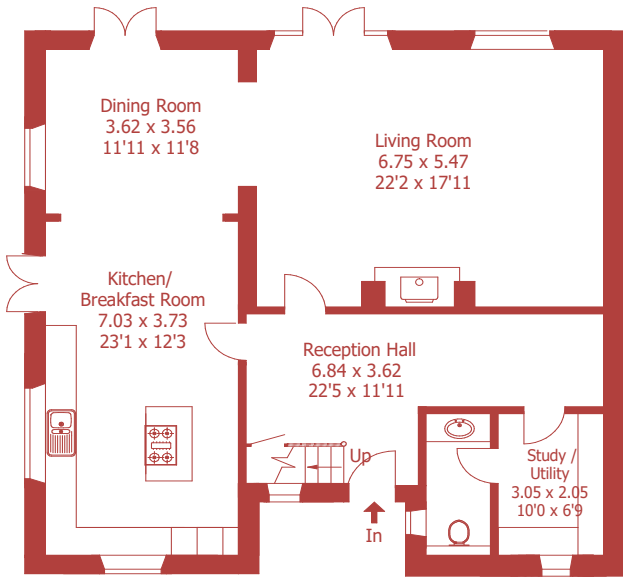
An impressive staircase leads to a large galleried landing with vaulted ceiling, 2 skylights and an airing cupboard.

Bedroom 1 has a dual aspect including a feature triangular window to the rear, a large, fitted walk-in wardrobe, and a luxury en suite bath/shower room (re-fitted within the last 2 years, with vaulted ceiling, double-ended bath, walk-in shower, WC and wash basin.)

There are 3 further double bedrooms and a fully tiled bathroom (re-fitted within the last 2 years), comprising bath with shower and screen over, mirror (with light and bluetooth connection), wash basin and WC.



Approximate Gross Internal Area :- 210 sq m / 2260 sq ft



For identification purposes only, not to scale, do not scale
Drawn using existing drawings and dimensions

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The property is accessed via a large central gravelled driveway and courtyard. In front of the house there is parking for several vehicles, and the front garden is bounded by a low brick wall with wrought ironwork. There is a paved front terrace, and access to a large garden approaching a third of an acre, which is predominantly lawned, with hedges, fully treated timber summerhouse (which has an insulated floor and ceiling, electricity and internet-CAT6), shed, 2 recently laid patios, and a garden room/bar. The garden adjoins open countryside and affords a large degree of privacy.

Council Tax: Band F

EPC Rating: Band C





LOCATION: Canford Magna is a popular village set just south of the River Stour, between the market town of Wimborne Minster and the coastal resort of Poole. It is home to the independent Canford School, and a quintessentially English parish church, the oldest part of which is nearly 1000 years old. The village is known for its picturesque period properties, and offers easy road access to Poole and Bournemouth, both of which have mainline rail links to London Waterloo.

DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before The Willett Arms, turn left into Oakley Lane and proceed through Canford Magna. At the T-junction, turn left into Magna Road, towards Bearwood. After about half a mile, turn left through an impressive stone gateway into Moortown Drive, which leads to Moortown Farm.



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