



Middle Barn  
3 The Courtyard, Holt  
Wimborne, Dorset, BH21 7DH

A charming 3 bedroom converted barn offering much charm and character, set in a small courtyard development tucked away down a lane in the heart of this popular, picturesque village.

PRICE GUIDE: £650,000  
FREEHOLD





Original farm buildings, The Courtyard housed a thriving craft centre and offices in the 1970s. In the late 1980s they were restored and converted into 4 attached barns, all of which are different, and full of character.

Middle Barn's many features include exposed beams and timbers, ledged and latched internal doors, a conservatory and an attractive garden adjoining open countryside to the rear. The house is connected to mains electricity, water and drainage, and has oil fired central heating.

A spacious, quarry tiled reception hall (with a cupboard) leads to a large open plan sitting/dining room with exposed beams and timbers, a quarry tiled floor and a wood burner.



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  3
  2



A door leads to a double glazed conservatory with 2 sets of French doors to the garden.

The kitchen/breakfast room has an excellent range of units, worktops and appliance space, and a stable door to the garden.

The first floor landing has a vaulted ceiling with exposed timbers and a skylight. The impressive principal bedroom features a vaulted ceiling with an exposed A-frame, low windows and an en suite shower room.

Bedroom 2 has exposed brick walls and a skylight, bedroom 3 has an exposed brick wall feature, and there is a family bathroom.

The Courtyard is approached off a private lane. Number 3 can be found straight ahead, where there is a gravelled parking area for 3 cars, and an outbuilding housing the oil central heating storage tank.



The rear garden is principally lawned, with a selection of established shrubs, a timber shed and outstanding views over the adjacent countryside.

**LOCATION:** Holt is a sought after village to the north of Wimborne with a village hall and The Old Inn pub/restaurant. There is a post office/shop about a mile away in Furzehill, and Wimborne offers an excellent range of amenities. There are First Schools in Gaunts Common and Witchampton, and Dumpton Preparatory School just outside Furzehill, and the wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Canford, Castle Court, Clayesmore and Bryanston. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.



### 3 The Courtyard, Holt Lane, Holt

Approximate Gross Internal Area :- 141 sq m / 1524 sq ft



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

Drawn using existing drawings and dimensions



#### DISCLAIMER:

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**DIRECTIONS:** From Wimborne, proceed north on the B3078 towards Cranborne, and turn right into Furzehill. Proceed through the village, passing The Stocks Inn on the left hand side, and on to Holt village. With the Old Inn on the right hand side, turn left into a lane, and The Courtyard can be found at the far end, on the right.

**COUNCIL TAX:** Band E

**EPC RATING:** Band E







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