



**SCHOOL HOUSE, BURTS LANE, MANNINGTON, WIMBORNE, DORSET, BH21 7JX  
PRICE GUIDE: £400,000-£450,000 FREEHOLD**

**A 3 DOUBLE BEDROOM, 2 RECEPTION ROOM DETACHED VICTORIAN HOUSE IN NEED OF COMPLETE MODERNISATION AND REFURBISHMENT, BUT WITH GREAT POTENTIAL FOR EXTENSION, SUBJECT TO PLANNING CONSENTS.**

### **SUMMARY:**

Traditionally constructed around 1890, and occupied by the present owners for over 60 years, the house has brick elevations under a natural slate roof.

It is set on a prominent corner site, at the junction of the adopted Burts Lane and an unmade, un-named gravel lane in the hamlet of Mannington, on the fringe of Holt Heath and about 8 miles from Wimborne town centre. Local shops are available in the nearby villages of Furzehill and Three Legged Cross.

### **AT A GLANCE**

- In need of complete modernisation and refurbishment
- Great potential to extend the existing accommodation, STPP
- 3 double bedrooms



## DESCRIPTION:

Agents' Note: The property has mains electricity and water. There is a private drainage system which does not comply with current Building Regulations, and is therefore in need of replacement.

A large entrance lobby leads to an entrance hall with an under stairs cupboard. The front sitting room features an attractive bay window and an open fireplace, whilst the dining room has a tiled fireplace, and overlooks the rear garden.

The kitchen comprises oak units, a sink, work surfaces, a Santon electric water heater, a larder, and space for white goods. A door leads to a rear hallway with a door to outside, and a bath/shower room with steel bath, wash basin, WC and shower cubicle.

Off the first floor landing there are 3 double bedrooms, the smallest of which has an airing cupboard and a linen cupboard housing the hot water cylinder.



A 5-bar gate leads to a stone driveway providing ample off road parking, a dilapidated lean-to carport and a small garage. The rear garden is enclosed by fencing and conifer hedges and has a flat lawn, a greenhouse and 2 sheds (in poor condition.)

Agents' Note: There is a large, well maintained grass verge which is owned by School House, and a drainage ditch. A further grass verge wraps around the front of the house with a low brick wall, and a wrought iron gate leads to the front garden where there lawns enclosed by mixed hedges.

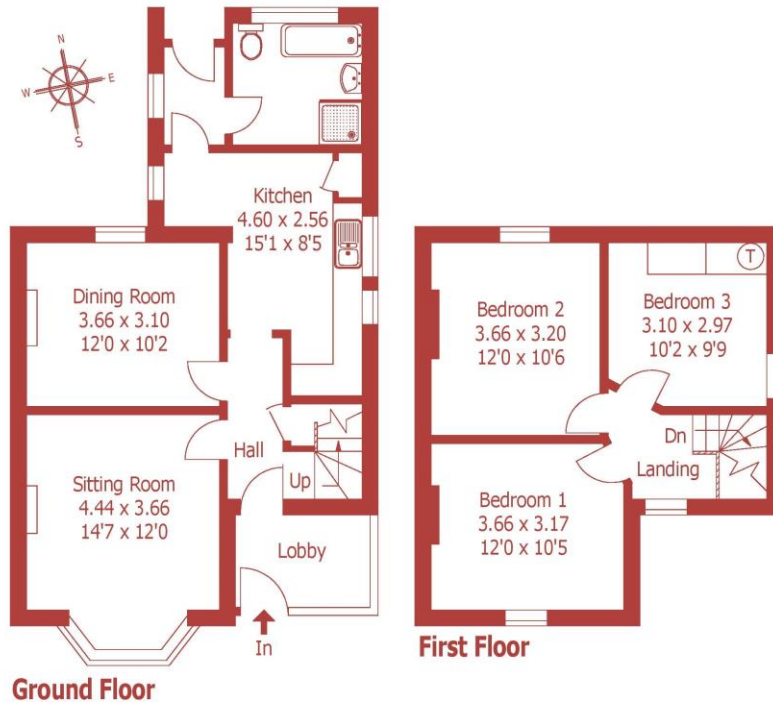
**LOCATION:** The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are 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.

**COUNCIL TAX:** Band E

**DIRECTIONS:** From Wimborne, proceed up Rowlands Hill, past Colehill Cricket Ground and along Wimborne Road. At the war memorial, turn left into Colehill Lane, passing St Michaels School on the left. At the crossroads, proceed ahead and continue through Broomhill village. At the T-junction, proceed straight ahead, onto Holt Heath. At the next T-junction, turn right and proceed over the cattle grid and past the Cross Keys Inn on the left. Turn left into Burts Lane and School House can be found on the left hand side.



Approximate Gross Internal Area :- 99 sq m / 1067 sq ft



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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G	10	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Wimborne | 01202 841171 | properties@christopherbatten.com

[christopherbatten.co.uk](http://christopherbatten.co.uk)

