



Moortown Farm

Moortown Drive, Canford Magna
Wimborne, Dorset, BH21 3AR



**Christopher
Batten**

01202 841171
www.christopherbatten.com



A beautifully presented 2 bedroom end of terrace period cottage dating back to the mid-late 19th century which originally formed part of Lord Wimborne's Estate. The cottage is part of 11 residential buildings which were converted by a well known local developer in the late 20th century. The cottage is set in a gravelled courtyard, at the head of a long, private driveway which stretches from Magna Road into Moortown Farm extending to just over half a mile.

Traditionally built of solid brick, the cottage has feature stone mullions and windowsills, all under a natural slate roof with 5 dormer windows. Moortown Farm is connected to mains electricity, water and gas, and drainage is a biodisc treatment plant.

We believe that Moortown Farm was originally the stable block to the main Canford Manor (now Canford School) and was also run as a riding school before being a residential development.

Local shopping facilities are within half a mile at Bearwood and Merley, while Wimborne town centre is about 2 miles distant, and the coastal towns of Poole and Bournemouth are within 20 minutes drive both of which have mainline railway links to London Waterloo. There is also easy access to scenic walks along the banks of the River Stour.

**Viewings by appointment
Price Guide £500,000 Freehold**





A UPVC door with a double glazed panel leads through to an L-shaped entrance hall with under stairs storage space, quality flooring and a ground floor cloakroom with WC and corner wash hand basin. The main living/dining room features a floor-to-ceiling, brick inglenook type fireplace (with raised brick hearth, timber beam, and fitted gas stove), exposed ceiling timbers, space for table and chairs, attractive arched window, quality flooring, double glazed window overlooking the courtyard, and a pair of UPVC double glazed doors to terrace and garden.

A very well presented kitchen comprises a range of solid oak working surfaces, Butler sink (with pewter mixer tap), range of cupboards (with bottom pelmet finished and concealed worktop lighting), split level double fan oven and grill, 4-burner hob, extractor, space for dishwasher and washing machine, integrated larder fridge, integrated

drawer freezer, cupboard housing a Vaillant gas combination boiler (replaced in June 2019), LED downlighters, quality flooring, and double glazed stable door to courtyard.

From the entrance hall, a staircase leads to the first floor landing with attractive window overlooking the driveway and front garden, fitted bench seat, exposed ceiling beam, and double blanket storage cupboard.

The delightful, double aspect main bedroom overlooks the garden and courtyard has exposed A-frame timbers and ceiling beams, and fitted wardrobes.

Bedroom 2 is a good sized single bedroom which overlooks the courtyard with exposed A-frame timbers and ceiling beams.





The shower room comprises a corner shower cubicle (with mixer and handspray shower), vanity unit with inset wash hand basin, concealed cistern WC, quality flooring, cylinder radiator and towel rail.

Outside, just opposite the cottage, there is a large integral single garage (with electric up-and-over door, lighting and power). Immediately in front of the house, there is a large, flat well maintained lawn with a wealth of specimen shrubs and plants including lavender, passionflower, palm tree, clematis, ornamental bamboo, variegated ivy, young virginia creeper and rose bushes. Across the courtyard, there is a private garden area which is enclosed by close boarded fencing, and post and rail. The garden is largely laid to grass with a mature blue cedar, green and copper beech trees, and the bank is planted with a wealth of spring and summer flowers including snowdrops and crocuses.

The rear garden is walled with an established mixed hedgerow and is laid for ease of maintenance with a large, split level paved terrace which is an ideal area for pots, and a gate to the main courtyard.

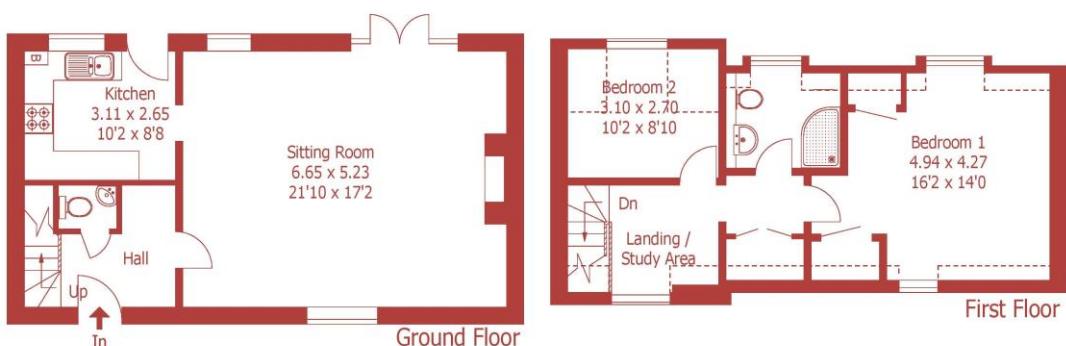
DIRECTIONS: From Wimborne, proceed south along Poole Road, over Canford Bridge and up Oakley Hill. Just before the Willett Arms, turn left into Oakley Lane and proceed through the village of Canford Magna. At the T-junction, turn left into Magna Road towards Bearwood. After about half a mile, turn left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

COUNCIL TAX: Band E. **EPC RATING:** Band C.





Approximate Gross Internal Area :- 96 sq m / 1035 sq ft



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

Drawn using existing drawings and dimensions

15 East Street, Wimborne, Dorset BH21 1DT
 Tel: (01202) 841171/2 Fax: (01202) 842714
 Email: properties@christopherbatten.com

www.christopherbatten.com