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THREE LEGGED CROSS

WIMBORNE, DORSET, BH21 6RH

FINE & COUNTRY
Homes from Edwards



GUIDE PRICE £2,750,000

- FARMHOUSE AND EQUESTRIAN FACILITY
- BUILT IN 2016 WITH REMAINDER OF 10 YEAR BUILDING WARRANTY
- SET IN 43 ACRES
- QUALITY FINISHES THROUGHOUT
- FIVE BEDROOMS/SIX BATHROOMS
- SELF CONTAINED ANNEXE (GATEHOUSE)
- EXCEPTIONAL KITCHEN/LIVING AREAS
- UNDERFLOOR HEATING THROUGHOUT
- BARN AND STABLES WITH DEVELOPMENT POTENTIAL

Built in recent years to an exceptionally high specification throughout, Horton Farm offers a superb lifestyle with five bedroom farmhouse accommodation and equestrian facilities with development potential within the existing outbuildings. The property benefits from the balance of the NHBC guarantee, with underfloor heating throughout via oil fired central heating with an underground tank.

On the ground floor a generous and welcoming reception hallway is fitted with a woodburner and there is adequate floorspace for casual seating. The dual aspect drawing room also has a fitted woodburner and access via French doors to the garden – an ideal space for entertaining or relaxation, away from what is perhaps the hub of this outstanding home – the stylishly appointed, high specification kitchen and adjoining orangery with notable features including LPG range cooker, built in steam oven, 3 way tap (hot, cold and filtered water), to name but a few. A further reception room with adjoining ensuite is located on the ground floor with multiple options for use as a fifth bedroom, dining room, playroom/hobbies room.

A separate utility room houses the underfloor heating controls

valves and alarm system, whilst the back door leads to outside and the boiler room containing water softener and electric smart meter and distribution board. There is also a double garage with storage room and a BBQ courtyard.

On the first floor there are four ensuite bedrooms – all of which are luxuriously appointed and finished to an excellent standard – the master has the added benefit of a walk in dressing room with fitted wardrobes and bathroom with both bath and separate shower.

Outside there are numerous equestrian facilities set within a total of 43 acres of well maintained pastureland, as well as a self-contained "Gatehouse" currently used as an office – a one bedroom studio with woodburner, underfloor heating, alarm system and air conditioning.

Other facilities include:

Section Q Barn

85%+ converted already into 3x3 bedroom houses and 1x2 bedroom



The Yard

Concreted with 70mm and reinforced with iron mesh.

The Stables

11 x huge 6 star stables, 70mm concrete floors 9-12 inch thick. Screeded to provide water run off for easy maintenance, galvanized building, insulated roof, plumbed in water drinkers, CCTV in every stable, the yard and the school.

Tack Room

There is mains water and three phase electricity in here and it supplies everything except the main house and garage. An electricity junction box has been installed for connection of properties should this be required by future buyer.

Wash Down area

70mm concrete floor with drains. Wooded structure, room double the size if needed.

General Purpose Building 45x45m

Galvanized steel framed, fully clad, insulated roof, electric roller shutter door, high security personel door, power, lights, drainage in the centre of the doorway ready for conversion. 2m reinforced concrete grain panels all round to form back walls of stables, 70mm concrete ring beam ready to concrete the rest of the floor depending on what it is to be used for.(Floorplan and quotation available for further stables if required).

Viewing gallery

Seating for 20 people, tinted roof for those sunny days – high standard construction.

The arena

20x60m sand and rubber surface, fully irrigated and FLOODLIT with led lighting, 10,000 litre irrigation tank, judges box (power, light, heat, desk and irrigation pump and controls).

Planning granted for an ADDITIONAL 60x60m school and lorry park at the end of the current school

Mobile home

36 ft 2 bedroom with veranda and an outstanding view! LPG central heating and electric, water etc.

Land

Well fenced with clippex fencing - all in 43 acres.

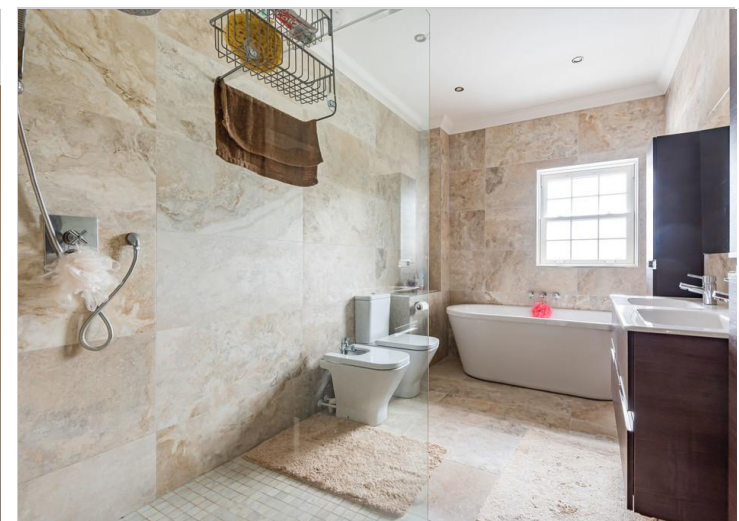
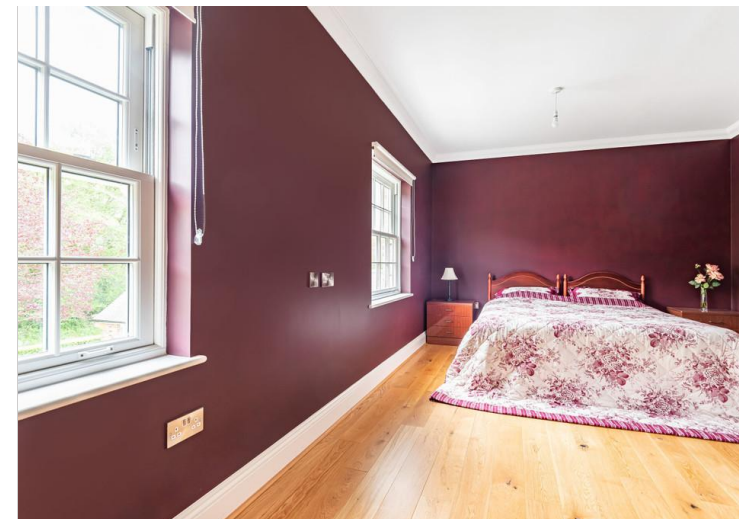
The property benefits from private drainage which is of adequate size to service the existing accommodation including the farmhouse, gatehouse, mobile home as well as potentially the four houses in the Section Q Barn.

There are two entrances to the property:

Sandy Lane: Drive along Sandy lane 300m - Horton Farm will be on your right, and the rest of Sandy Lane falls within the curtilage of Horton Farm. If you were to not turn right into Horton Farm and go straight on this is a private road with no right of way by vehicle to anyone. (Sandy Lane is however a bridle path and you can ride for 50 miles easily without road work. Vehicular access with accomodate a 26 ton Scania horsebox in this way - however you will not get an artic into Horton Farm.

Crab Orchard way – an unmade road but brings you straight into the yard, you can get a lorry and drag into Horton Farm this way but not an artic, Crab Orchard Way is another bridleway with miles and miles of off riding in another direction.

EPC: C



Three Legged Cross, Wimborne, BH21

Approximate Area = 3749 sq ft / 348.3 sq m (includes garage)

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Outbuilding = 8394 sq ft / 779.8 sq m

Total = 12209 sq ft / 1134.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Edwards Estates Ltd. REF: 841470



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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