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WIMBORNE ROAD  
WIMBORNE, BH21 3DU







# GUIDE PRICE £750,000

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- SIX BEDROOM CHARACTER HOME
- GRADE II LISTED
- POPULAR VILLAGE LOCATION
- WITHIN EASY REACH OF WIMBORNE TOWN
- THREE STOREYS WITH GARAGE, GARDEN AND PARKING
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- THREE BATHROOMS
- PRIVATE REAR GARDEN WITH HOT TUB AND RAISED TERRACE
- GARAGE AND PARKING

**SIX BEDROOM CHARACTER FAMILY HOME** on the fringes of **POPULAR VILLAGE** overlooking the **STOUR VALLEY**, this **GRADE II LISTED PROPERTY** offers **SPACIOUS AND VERSATILE** accommodation with **GARAGE, PARKING, GARDEN** and **HOT TUB**. Steeped in history of Centuries past!

Smugglers tales from bygone days as far back as the 16th century when this character home was originally a cobb cottage, provide a wealth of history to what is now a substantial, Grade II listed three storey family home, sitting on the fringes of popular Corfe Mullen, overlooking the Stour valley and within easy reach of Wimborne town as well as links to the main road networks both east and west.

With many additions/extensions over the ensuing centuries, Highe House – historically owned by the famous smuggler, Isaac Gulliver now offers in excess of 2500 sq.ft. of accommodation arranged over three floors exuding charm, character and quirkiness throughout!

On the ground floor, there are three reception rooms as well as a “workshop” with abundant storage cupboards. The large, well appointed kitchen/breakfast room overlooks the private rear garden and offers access through French doors to the garden as well as direct access from Candy's Lane. There is also a separate utility room/cloakroom off the rear lobby.





On the first floor there are four bedrooms, along with a bathroom and separate shower room, with a further two bedrooms and shower room on the second floor.

Outside, the rear garden has a patio immediately to the rear elevation with a hot tub a level lawn area, with raised planted borders. Also included is a storage shed and log store as well as a raised seating area. Rear access from the garden leads to the garage and parking space.

#### Additional Information

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

Agents Note: Some windows are metal framed, the remainder are timber

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: No

Listed building: Yes

Tree Preservation Order: No

Restricted Covenant: Yes

Parking: Garage and Single Parking Space. Shared driveway, neighbouring property has right of access across land to get to their garage / parking. Likewise, this property has access across their land to get to the garage.

Utilities: Mains electricity, mains gas, mains water

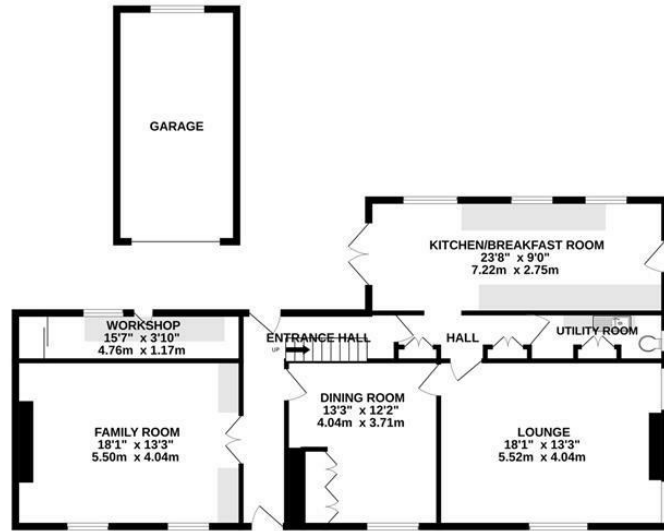
Drainage: Mains sewerage

Broadband: Refer to Ofcom website

Mobile Signal: Refer to Ofcom website



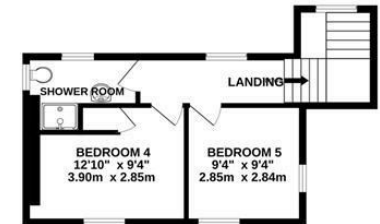
GROUND FLOOR  
1259 sq.ft. (117.0 sq.m.) approx.



1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



2ND FLOOR  
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 2404 sq.ft. (223.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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## Ferndown Office

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