



Wimborne Road West
Stapehill, Dorset BH21 7NN

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FREEHOLD GUIDE PRICE £550,000

A rarely available 1930's character, three bedroom, two bathroom semi-detached house set on a private plot measuring 1.3 acres with Paddock potential and various outbuildings, whilst enjoying a delightful semi-rural location within Stapehill.

Highway Farm House comes to the market for the first time since the 1950's and over this time has had many improvements whilst managing to retain many original features. The property is tucked away down a 300ft private lane. The grounds which surround the property are without doubt a superb feature. The main area of land which has the potential to be a paddock measures approximately 0.8 of an acre. This area is currently divided up incorporating a large enclosed vegetable garden, a wooded copse, lawned areas and a working yard. There are many timber constructed out buildings and lean-to's including a double car port with light and power, garages and storage sheds, these could easily be converted to stables if required.

The driveway in turn leads up to a further double car port. The main area of formal garden measures 100ft x 145ft, offers an excellent degree of seclusion and faces a south westerly aspect. The main area of formal garden is predominantly laid to lawn with many attractive plants and shrubs, as well as incorporating a patio area, vegetable plot, timber sheds and a greenhouse.

The light and spacious accommodation for Highways Farm House includes 25ft dual aspect lounge/dining room which enjoys views over the private formal garden. An attractive focal point of the room is a wood burning stove which can also provide hot water as well as heating a radiator in the first floor bathroom. There is a 16ft dual aspect, farmhouse style kitchen/breakfast room which also has a wood burner as well as an integrated hob, larder cupboard, ample space for a breakfast table and chairs and views over the front and rear garden. Steps lead down into a scullery where there is a floor standing oil fired boiler, plumbing for a washing machine, a door leading onto the front driveway and a further door leading through into a ground floor bathroom.

On the first floor there are two large double bedrooms, both enjoying dual aspects. The master bedroom has an original working fireplace whilst bedroom two also has an original fireplace as well as a pedestal wash hand basin. Bedroom three is also a double bedroom and is currently being used as a study. All bedrooms are served by a spacious family bathroom.

Further benefits include double glazing, an oil fired central heating system and the property is on a septic tank.

The market town of Wimborne is located approximately 3 miles away, whilst Ferndown's town centre is located approximately 1.5 miles away.

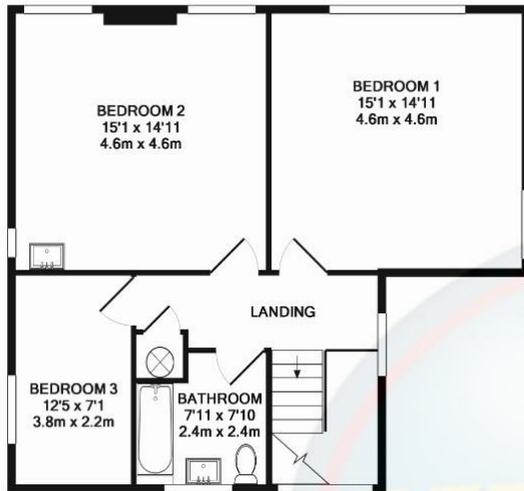
COUNCIL TAX BAND: E

EPC RATING: E

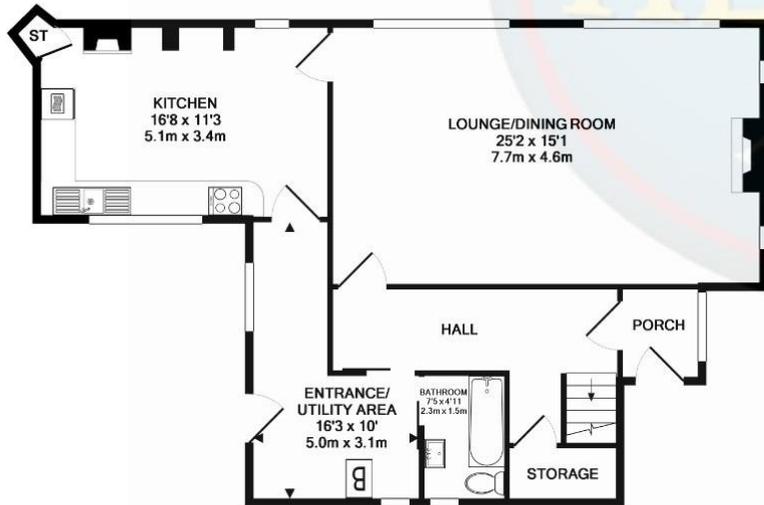
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.







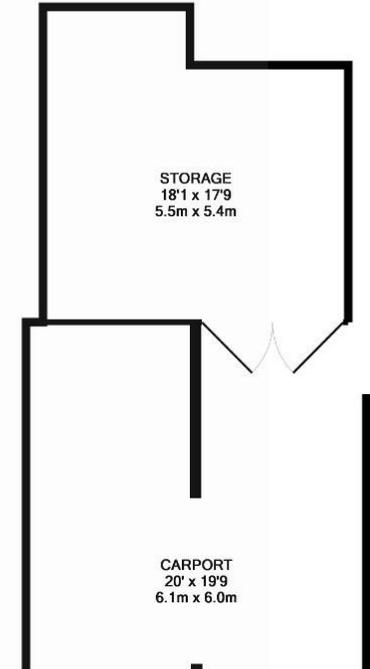
1ST FLOOR
APPROX. FLOOR
AREA 714 SQ.FT.
(66.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 883 SQ.FT.
(82.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 3327 SQ.FT. (309.1 SQ.M.)

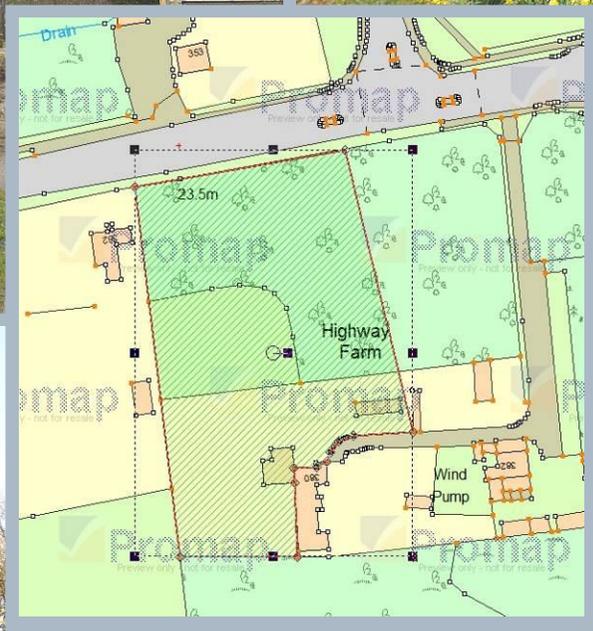
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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OUTBUILDINGS (APPROXIMATE SIZES)
APPROX. FLOOR
AREA 1729 SQ.FT.
(160.7 SQ.M.)



Formal garden



Yard



Land (potential paddock)



Yard



Outbuildings (potential stables)



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www.hearnes.com

390 Ringwood Road, Ferndown, Dorset. BH22 9AU

Tel: 01202 890890 Fax: 01202 890777

www.hearnes.com

Office also at: RINGWOOD 01425 489955, WIMBORNE 01202 842922 & BOURNEMOUTH 01202 317317