



Christopher
Batten

in association with

Winkworth

Cranborne Cottage, Westworth Farm, Edmondsham, Wimborne

Dorset, BH21 5RJ

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Edmondsham, Wimborne,
Dorset, BH21 5RJ

A lovely 3 double bedroom Grade II Listed semi-detached period cottage set in a half acre south facing garden in a peaceful rural setting.

Believed to date back to circa 1816, this charming red brick thatched cottage is part of a sympathetic farmyard conversion completed in 1997, and retains original features including a wealth of exposed brick feature walls, beams and timbers.

PRICE GUIDE:

£900,000-£950,000
FREEHOLD

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The current owners have carried out a course of refurbishment including a newly fitted handmade kitchen with integrated appliances, re-fitting of the bathroom, en suite shower room and cloakroom (all with fitted custom-made units) and a programme of redecoration. This beautiful family home is presented in exemplary order throughout.

Cranborne Cottage benefits from oil fired central heating (a new oil storage tank for which was fitted in 2024) and a security alarm. It is connected to mains electricity and water, and to a communal private drainage system. There is a residents' management company which looks after all the communal areas and services, including the shared meadow to the rear of the development, for £105 per property per month. Solar panels have been installed to reduce the cost of lighting the impressive driveway approach, and to power the drainage system.

A gabled entrance porch leads to a central reception hall with Karndean flooring. There is an open plan dining room connecting to a spacious, dual aspect sitting room with inglenook fireplace and wood burner, 2 built-in dresser units, and a casement door to the rear garden. The panelled ground floor cloakroom has a brick floor, a broom cupboard, a WC and a wash basin.

The superb dual aspect kitchen/breakfast room, which was re-fitted in 2025 with bespoke handmade units, has an inglenook fireplace providing the backdrop for a Rangemaster Longstock 110 Deluxe induction range cooker. There are quartz worktops and integrated Bosch appliances including a slimline dishwasher, a full height fridge and a separate fridge-freezer. The island unit has cupboards, drawers and a fitted breakfast table.

A utility/boot room has a Grant oil fired central heating boiler, plumbing for a washing machine, and a braced and ledged door to the rear garden.



2



3



2

From the hall, stairs lead to a spacious first floor landing with an airing cupboard. Bedroom 1 is a large room with a feature fireplace, a timber panelled wall and a spacious en suite shower room (with large walk-in shower, WC and wash basin with stone surround and custom made solid oak base unit). Bedroom 2 has fixed timber steps to a large, fully boarded attic with a fireboard ceiling, ideal for storage or conversion into a further bedroom.

Bedroom 3 is also a double room, and the family bathroom comprises bath, wash basin, WC and fitted units with solid oak tops.

A long, sweeping, illuminated driveway leads to Westworth Farm. Cranborne Cottage' private driveway provides ample off road parking to the side of the house, where there is also a large double garage/workshop complex. This has 2 sets of doors, and the workshop area has been sub-divided to provide a utility room, with windows and door to the garden, lighting, power points, and timber stairs to a large attic area.

The beautifully landscaped and maintained rear garden has a large, south easterly facing terrace housing the original farm well, 2 raised sleeper beds, a mature white wisteria, a large expanse of well maintained lawn, borders, beech hedging and post-and-rail fencing. There is also access behind the garage to a raised bund area with a wealth of mature trees.

LOCATION: Westworth Farm stands in an idyllic rural setting overlooking fields, close to the Cranborne Chase Area of Outstanding Natural Beauty, and less than a mile from Verwood, a popular town about 10 miles from Wimborne, enjoying good road connections for the A31 and A338, with the nearest railway station at Christchurch (12 miles), and buses to Poole, Ringwood and Bournemouth. Verwood has a good range of shops, an Italian restaurant, takeaways and a theatre/entertainment venue known as The Hub. An excellent selection of sports is on offer including football, rugby, cricket and bowls, many of which are held at the 12-acre Potterne Park play area. There are 3 First Schools and a Middle School, and Upper Schools are available in Wimborne and Ferndown. Two excellent golf clubs, Crane Valley and Remedy Oak are easily accessible, as is the historical village of Cranborne which boasts an excellent range of amenities.







DIRECTIONS: From Verwood, proceed north towards Edmondsham, and the gravelled entrance to Westworth Farm can be found on the left hand side. Follow the drive, and Cranborne Cottage is the last property on the left.

COUNCIL TAX: Band F

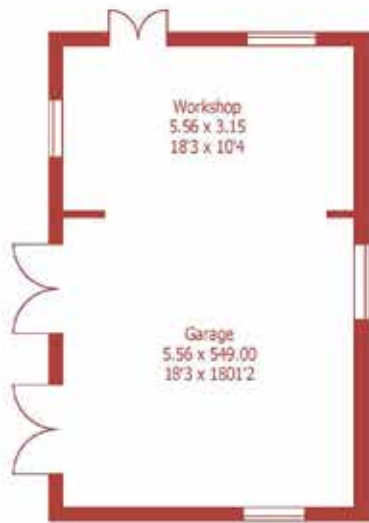
EPC RATING: Band E











Approximate Gross Internal Area :- 136 sq mt / 1462 sq ft
Garage / Workshop Approximate Gross Internal Area :- 48 sq mt / 517 sq ft



For identification purposes only, not to scale, do not scale
Created using existing drawings and dimensions

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