



Christopher  
**Batten**

in association with

Winkworth



Primmer Olds B&S

Stoneleigh House, Rowlands Hill  
Wimborne, BH21 1AN

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Built in the 1860s this character home set in over 0.4 acre of gardens in the centre of Wimborne Minster.

With Planning permission for change of use to residential use obtained to convert it into a large single residence and separate planning permission to redevelop the Coach House as a separate dwelling this is rare opportunity.

GUIDE PRICE: £1,295,000  
FREEHOLD

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Stoneleigh House was built in the 1860s and is an imposing character home set within a conservation area in the heart of the market town of Wimborne Minster. Formerly a family-run nursing home, the main residence covers over 5,000 square feet across 3 floors, and has planning permission to convert back into a substantial residential home with 6 large bedrooms, a home gym, cinema space, and multiple reception areas. It retains many of its original features, including sash windows, high ceilings, intricate cornicing and glasswork.

A separate coach house set within the grounds is currently used for garaging and storage. This has its own planning permission to be converted into a detached 3 bedroom, 2 reception room detached home with private entrance and garden.

Approaching the property, you are greeted by a large wooden door with imposing pillars either side. The lobby leads to an inner reception space with leaded light windows, wooden parquet floors, and access to a large central reception hall with a feature fireplace and ionic columns. All rooms are accessed from this hall, including 3 large reception rooms (2 with front aspects and one with side aspect and garden doors), a fourth room currently used as a bedroom (with toilet), kitchen, dining room, bathroom and separate toilet. These rooms boast high ceilings, picture rails, intricate lighting, cornices and coving, feature fireplaces and sash windows.



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The dining room, with a rear aspect, connects to the utility room and a ground floor cloakroom, and leads to multiple parking spaces. The kitchen features a pantry and further utility space and has an industrial feel.

There is a beautiful staircase with a half landing reading area and feature picture window. At this point the staircase splits with the main stairs leading to the first floor, while a small set of stairs lead to a double bedroom with its own shower and sink, a separate WC and a fire door to the flat roof space.

The first floor contains a series of rooms formerly for residents and is currently arranged as 7 bedrooms, many of which have WCs and some which have en suite wet rooms. They range from large doubles with view across the gardens through to smaller, split rooms which, under the current planning permission, could be returned to their original size. A hallway with a feature fireplace, separate WC, separate bath, and access to the flat roof space which is accessed via a few steps.

A narrow staircase leads to the second floor accommodation which includes 3 double bedrooms (one with an additional dressing room), with either Velux or dormer style windows, and a separate bathroom.

Set in grounds of over 0.4 of an acre are various outbuildings, including a wooden summerhouse (with power and lighting) and a detached coach house. The latter has power and lighting, and







2 floors accessible via barn-style wooden doors and a wooden staircase. It would be ideal for a home office and has planning permission to convert into a separate 3 bedroom, 2 bathroom dwelling. The gardens, which are well maintained and offer tranquillity in the heart of Wimborne, feature well-stocked borders with mature plants, shrubs and trees, and a tarmac drive with ample off road parking at the front and secondary parking to the rear.

Location: The picturesque market town of Wimborne Minster is centred around a charming town square and boasts a lively shopping area featuring both independent shops and national chain stores, a good range of pubs and restaurants, the Tivoli theatre/cinema and the historic Minster church. There are state schools for all ages, and the surrounding area is well served by both grammar and independent schools. There is easy access by road to the coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo. Beautiful countryside surrounds the town and Dorset's stunning beaches are within easy reach.

Directions: The property is located in the lower section of Rowlands Hill, closest to the town centre between the Police Station roundabout and the mini-roundabout at the entrance to the Waitrose store.

Agents Note: Planning permission expires November 2024

EPC: F

Council Tax: G

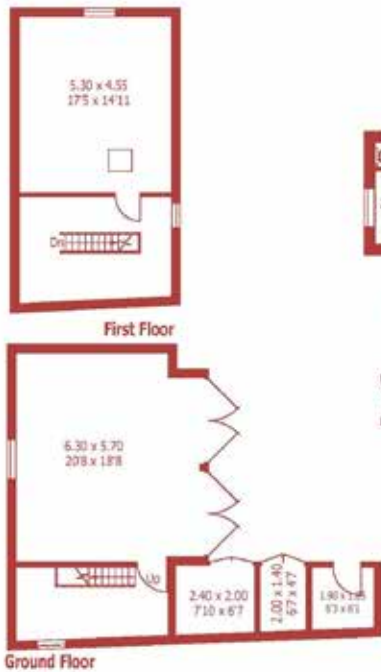








Approximate Gross Internal Area > 97sq m / 1045 sq ft



Approximate Gross Internal Area > 486 sq m / 5235 sq ft

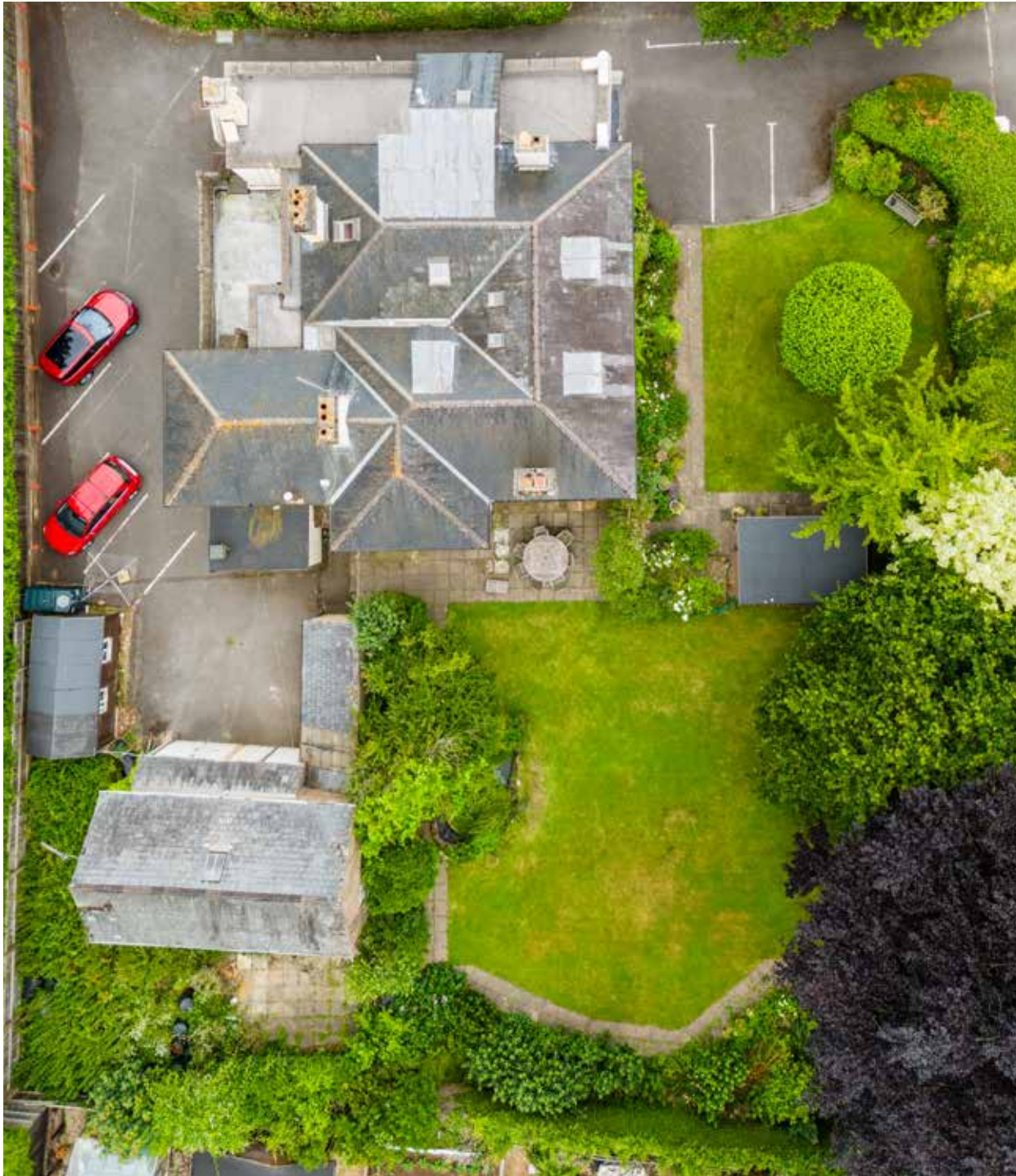


For identification purposes only, not to scale, do not scale

Drawn using existing drawings and dimensions.

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Joint agents



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