



Christopher
Batten

in association with

Winkworth

Shires Barn, Harley Lane, Gussage All Saints,
Wimborne, Dorset, BH21 5HD

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Wimborne
Dorset, BH21 5HD

A delightful 18th century 4
bedroom detached village home
tucked away in the heart of
Gussage All Saints village, on the
fringe of the Cranborne Chase
and about 8 miles from
Wimborne Minster.

PRICE GUIDE: £825,000
FREEHOLD

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Formerly the barn and stables for the adjacent farmhouse, Shires Barn was converted into a large family home in the 1980s. It is of traditional construction, with red brick and flint elevations, 5 high gables and a tiled roof. The house is connected to mains electricity and water, and has oil fired heating and mainly timber double glazed windows.

Shires Barn is a charming rural retreat set off a long driveway in well stocked, partly walled gardens offering lovely views over the adjacent fields.

EPC: E
COUNCIL TAX: G

From Wimborne, proceed north on the B3078 towards Cranborne for about 5 miles. Turn left at The Horton Inn and proceed over the stone bridge, through the S-bend and up the hill. After about half a mile, turn right, signposted to Gussage All Saints. Take the second turning left into the village, and proceed past The Cockerel pub on the right. Follow the road to the war memorial and turn right, with the church ahead, into Harley Lane. The driveway to Shires Barn can be found, after a short distance, on the left hand side.



Gussage All Saints is a quiet, picturesque village with a parish church and a community-owned pub, The Cockerel, set in a pretty chalk valley within a 20-minute drive of Wimborne and easily accessible to the coastal towns of Poole and Bournemouth and the city of Salisbury, all of which have mainline rail links to London Waterloo.

The front door leads to a large dining hall with a brick wall feature, exposed beams and timbers, and a door to outside. There is a cloakroom with a coat hanging area, WC and wash basin.

The impressive split level, dual aspect sitting room features a flint panel, exposed beams and timbers, and a floor-to-ceiling fireplace (with wood burner) constructed of bricks from the floor of the original stable block.

Glazed doors lead to a superb conservatory built on a brick plinth, with oak flooring, full height window panels, a vaulted polycarbonate ceiling, and double doors to outside.

There is a large kitchen/breakfast room with stainless steel sink, work surfaces, units, Siemens oven, ceramic hob, copper canopy, tiled floor, and exposed beams and timbers.







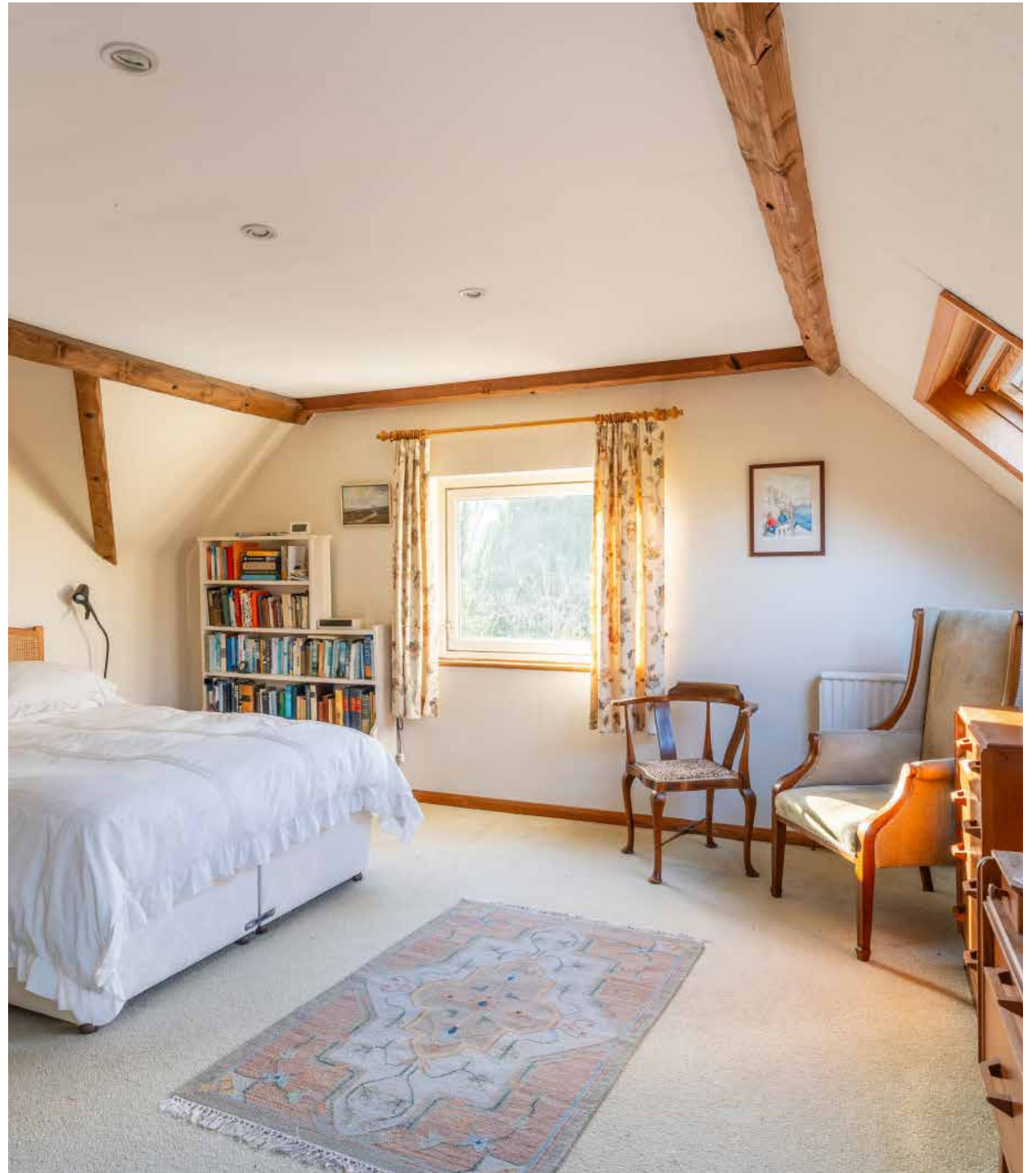
There is also a utility room with worktop, space for white goods, full height pine cupboards, floor standing oil fired boiler, tiled floor, and doors to a side porch and outside.

Stairs from the dining hall lead to an impressive first floor landing with exposed A-frame timbers, rooflight and oriel window.

Bedroom 1 is a large dual aspect bedroom with fitted wardrobes, 2 large rooflights, a superb view over the gardens, and an en suite bathroom.

Bedroom 2 has a dual aspect, and vaulted ceiling with exposed A-frame timbers and a rooflight. Bedroom 3 has exposed A-frame timbers, and bedroom 4 has a dual aspect, fitted cupboards and a rooflight. There is also a family shower room (formerly a bathroom.)

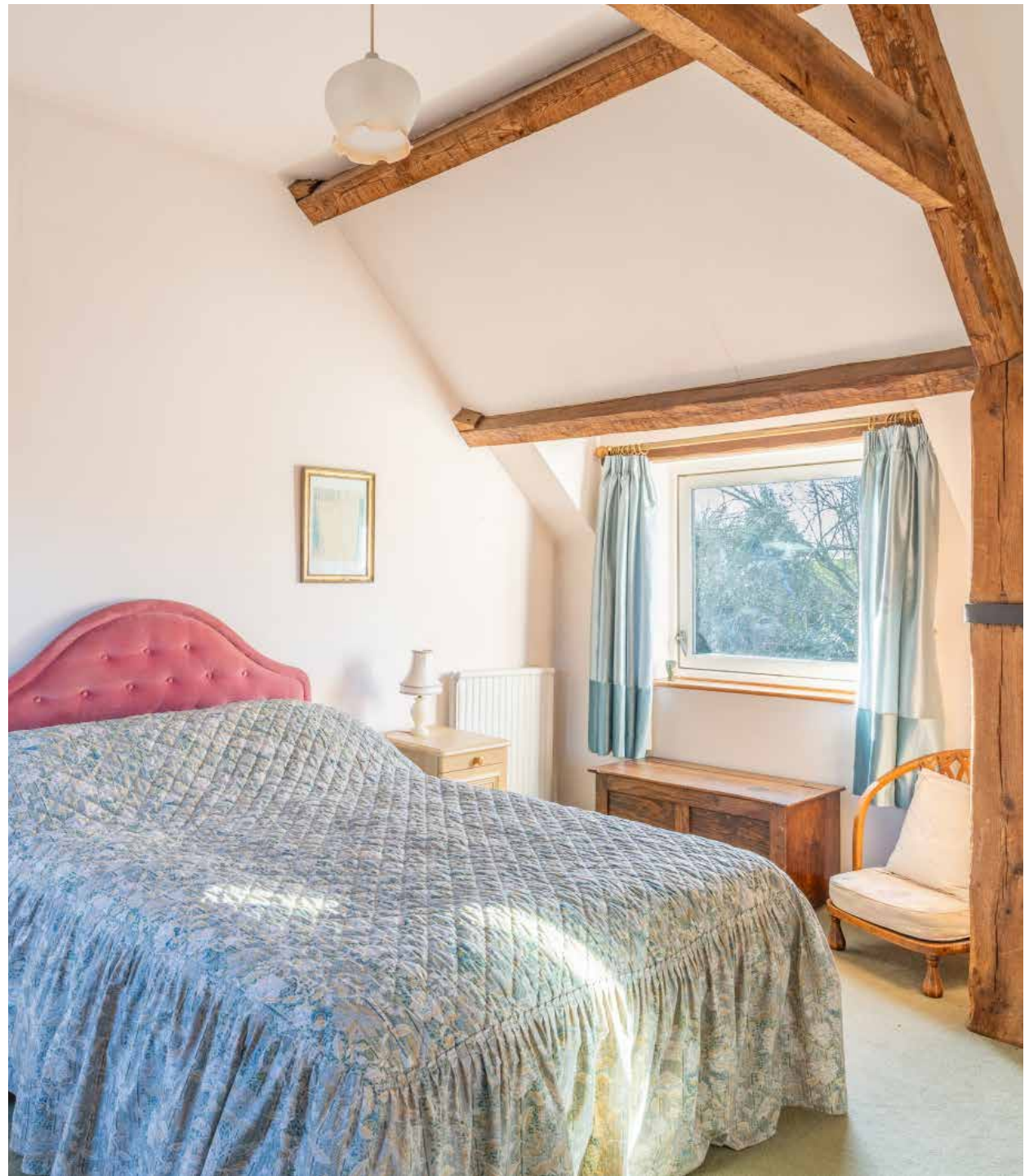




From Harley Lane, a gravelled driveway flanked by yew trees leads to the barn and provides parking for several vehicles. A 5-bar gate gives access to a driveway/footpath which offers additional parking. The integral double garage has timber double doors, and there is a large workshop (formerly a stable) with a vaulted ceiling, exposed A-frame timbers and a brick floor. The front of the barn is adorned with wisteria and climbing roses.

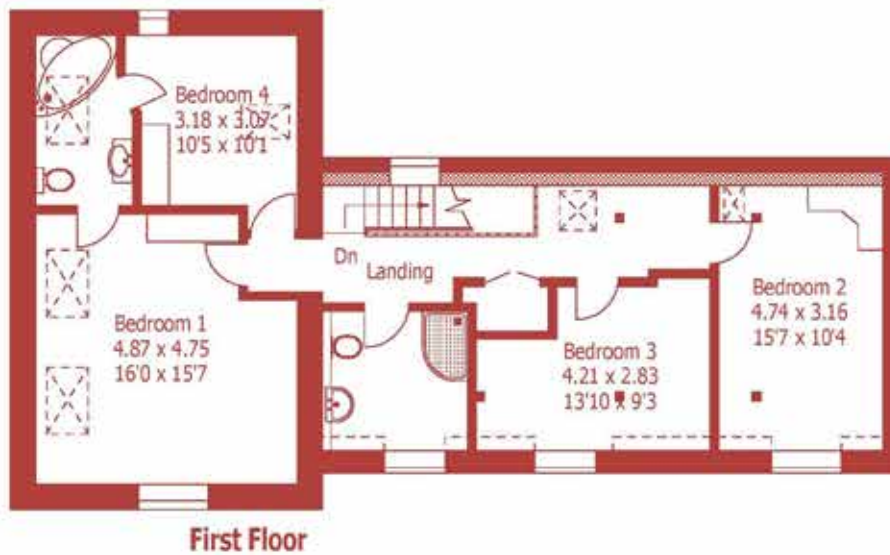
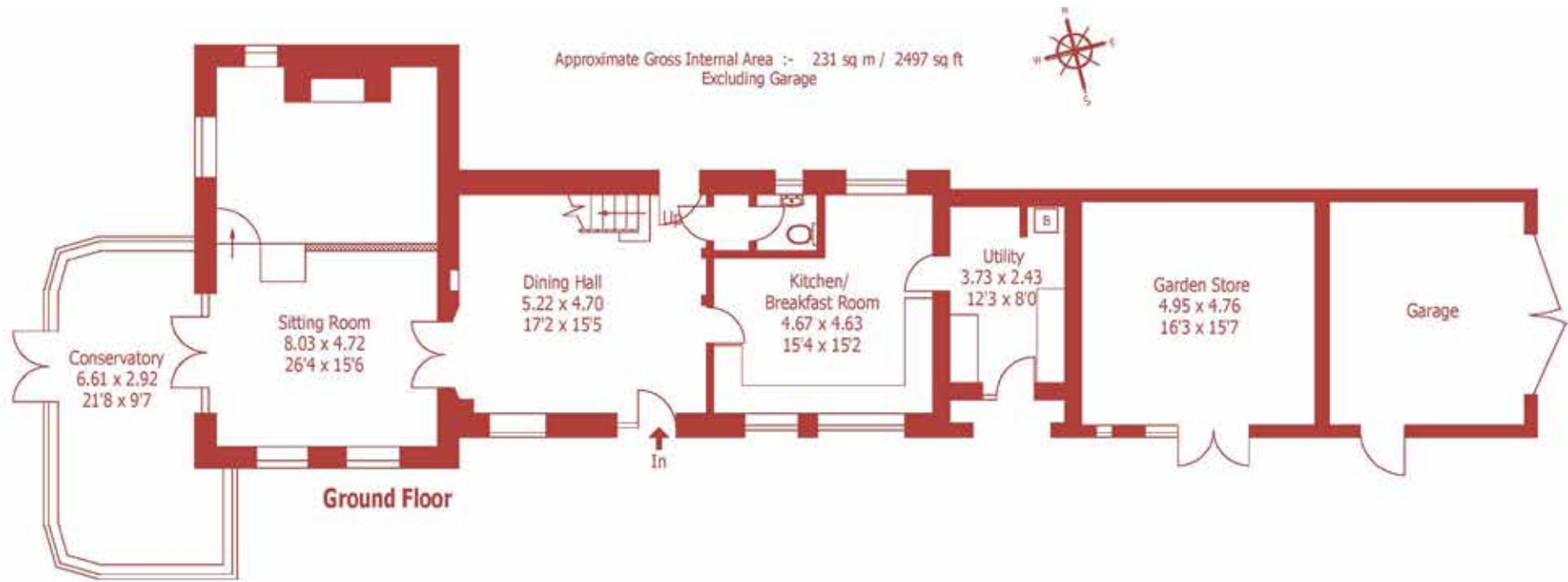
The main garden area is largely walled and offers stunning views over the adjacent farmland towards Win Green and Shaftesbury. There is a wealth of trees and shrubs including beech, conifer, fir and fruit. Outside the conservatory there is a small lawn, a planted rockery, a pond and a paved terrace.

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.









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