

An aerial photograph of a large estate in Wimborne, Dorset. The scene features a prominent white cottage with a thick thatched roof in the foreground, adjacent to a larger brick house with a dark tiled roof. A large, well-maintained green lawn with a soccer goal is visible between the buildings. In the background, there are rolling green hills, a line of trees, and a large open field under a clear blue sky.

**HEARNES**

WHERE SERVICE COUNTS

**Hinton Martell**  
**Wimborne, Dorset, BH21 7HE**



# Hinton Martell, Wimborne, BH21 7HE

## FREEHOLD PRICE: £995,000

A charming character Grade II Listed detached cottage offering three double bedrooms, three bathrooms and three reception rooms with stunning sitting/dining room and inglenook fireplace and superb main bedroom with dressing room and en suite. The property is situated on a good size plot with double garage occupying a central location in a picturesque village.

- Thought to date back to circa 1680 and that it was formerly a pair of cottages owned by the Shaftesbury Estate
- Breathtaking period features including an inglenook fireplace and a wealth of exposed beams, timbers and latch doors
- Sympathetic refurbishment programme by the current owner
- Thatched entrance porch with feature dome brick ceiling
- Striking rear hallway with flagstone effect flooring and exposed brick walling and rendering with rear aspect overlooking garden
- Spacious sitting/dining room with inglenook fireplace and bread oven with inset wood burner
- Separate good size snug and study
- Large utility/cloakroom with base and eye level cupboards, wooden worktop with butler sink, further storage cupboard, space and plumbing for washing machine and tumble dryer, WC
- Kitchen/breakfast room with base and eye level cupboards, stone worktops, inset hob and Neff oven with adjacent Whirlpool microwave oven, integral dishwasher, large pantry an space for fridge freezer, space for table and chairs, matching flagstone flooring, rear window and door to garden
- Three double bedrooms
- Stunning main bedroom with built in wardrobe and further walk-in dressing room and luxury en suite shower room
- Bedroom two and three are both good size rooms with bedroom two also benefiting from an en suite shower room
- Family bathroom with white three piece suite
- Heating and hot water via Air Source heat pump, under floor heating to the ground floor except the utility/cloakroom, radiators to the first floor
- Outside: Wide shared shingled driveway leading to detached garage with gabled roof, front garden is enclosed by low brick walling and established mixed hedgerow. The rear garden has a large stone terrace leading up to the main lawn area with shrub and tree borders, enclosed by a feature old brick high wall, timber fencing and Beech hedgerow

Hinton Martell is a small village north of Wimborne and part of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty with historic cottages, parish church and peaceful atmosphere.

COUNCIL TAX BAND: G EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



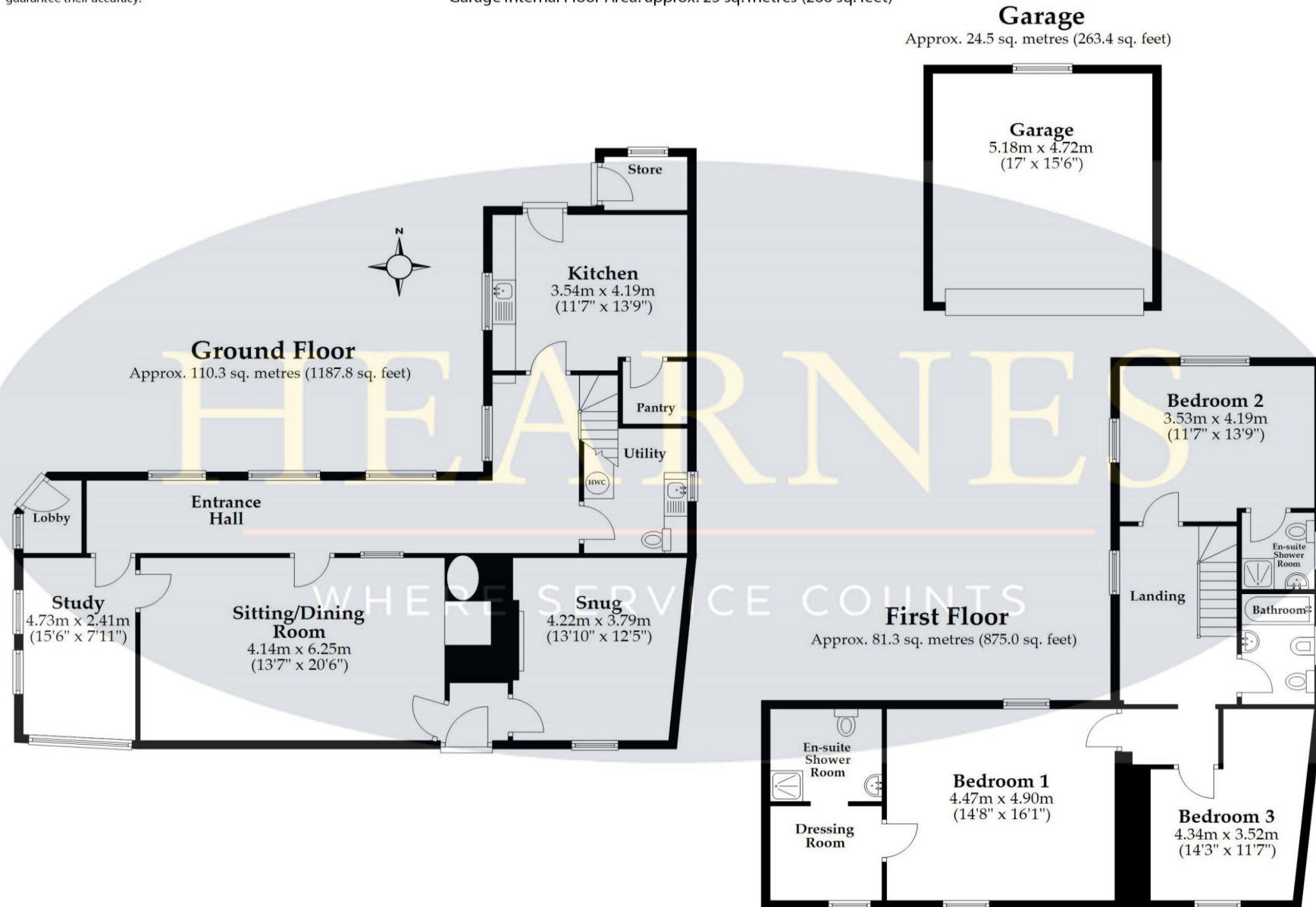






Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

House Internal Floor Area: approx. 205 sq. metres (2211 sq. feet)  
Garage Internal Floor Area: approx. 25 sq. metres (266 sq. feet)



Total area: approx. 216.1 sq. metres (2326.2 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood











[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD