Cranborne Cottage, Westworth Farm
Edmondsham

Strutt & Parker

Land and property. Since 1885.

1,516 sq ft (141 sq m) | Freehold
2 reception rooms | 3 bedrooms | 2 bathrooms
Double garage with floor above | Garden | Rural location

Guide price £885,000

A charming Grade II listed thatched period cottage offering a wealth of character features and beautifully presented accommodation, set within expansive gardens and a picturesque rural setting in the heart of Dorset.

Believed to date back to 1816, Cranborne Cottage is an enchanting semi-detached period home, showcasing traditional brick elevations beneath a striking thatched roof. Forming part of a farmyard redevelopment, the property blends historic charm, including exposed timber beams and fine brickwork, with sensitive modern updates to create a comfortable and stylish country residence.

Our clients have taken great care to improve and maintain the property and as such it is presented in immaculate condition.

The ground floor is centred around a welcoming hall and dining room, featuring exposed brickwork and timber framing. This leads through to a generous sitting room, which provides a cosy retreat with its substantial inglenook fireplace with wood-burning stove and a door opening to the garden.

To the opposite side, the contemporary handmade, oaklined kitchen and breakfast room is fitted with bespoke cabinetry and Bosch appliances, a large central island with breakfast bar, and a Rangemaster cooker set within a brick hearth. A practical utility room and cloakroom complete the ground floor accommodation.

On the first floor, the accommodation is equally well-appointed. There is a generous landing and the principal bedroom features a fireplace and a modern, stylishly fitted en suite shower room. A second double bedroom, with exposed beams and access to a spacious loft room above, is served by a well-proportioned family bathroom. A third double bedroom completes the floor..

The property is approached via a long gravel driveway leading to the house where there is ample parking and access to a detached double garage, which also benefits from utility/laundry facilities and storage areas, offering excellent versatility.

The picturesque gardens are a particular highlight, featuring a large level lawn, a brick-paved sun terrace ideal for al fresco dining, and a variety of mature trees, hedging and flowering borders. Beyond the formal gardens lies an orchard area and a communal meadow, all enjoying attractive views over the surrounding countryside.

Location

The property is located in a rural position, close to the Dorset village of Cranborne and the Cranborne Chase Area of Outstanding Natural Beauty, surrounded by beautiful rolling countryside. Verwood has a variety of everyday amenities, including several shops, supermarkets and two doctors' surgeries.

The larger towns of Ringwood, Fordingbridge, Bournemouth and the city of Salisbury are also easily accessible by road, providing a wealth of amenities and leisure facilities. Outstanding-rated schools in the area include Trinity Church of England First School, Verwood Church of England First School and Cranborne Church of England First School, along with independents including Forres Sandle Manor School.

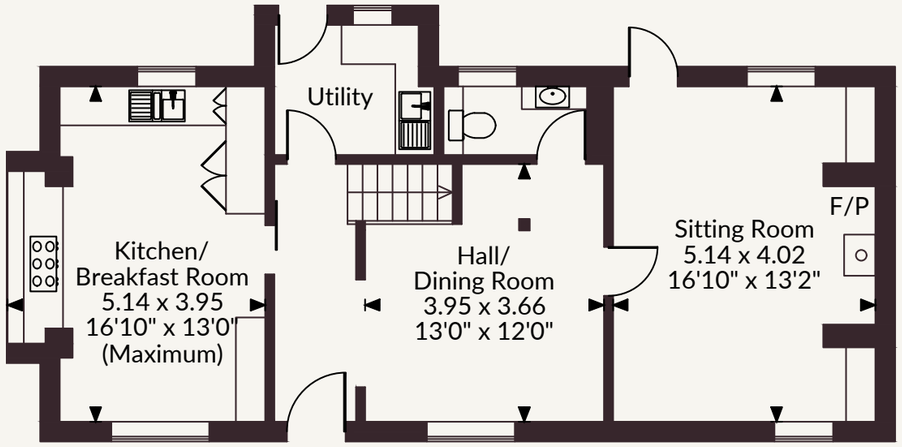
By road, the A354 and the A338 provide access towards Salisbury and Bournemouth, while the A303, A31 and M27 are all easily accessible. Mainline rail services can be accessed in either Salisbury, Bournemouth or Christchurch, with airports at both Bournemouth and Southampton.

Postcode region: BH21

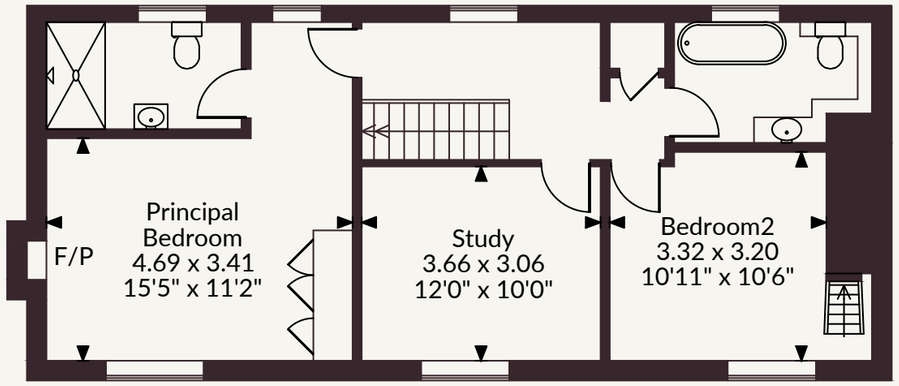
General

Local Authority: Dorset Council
Services: Mains electricity and water. Oil fired central heating. Private drainage which we understand is compliant with current regulations. Communal solar panels which supplement the communal lighting and sewage treatment plant
Council Tax: Band F
EPC Rating: E
Agents Note: Service charges for communal areas is £105 pcm
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

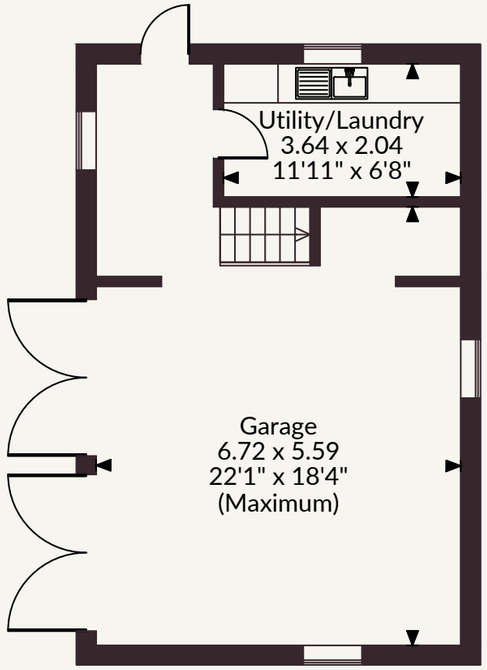
Cranborne Cottage, Westworth Farm, Edmondsham, Dorset
Main House internal area 1,516 sq ft (141 sq m)
Garage internal area 746 sq ft (69 sq m)
Total internal area 2,262 sq ft (210 sq m)

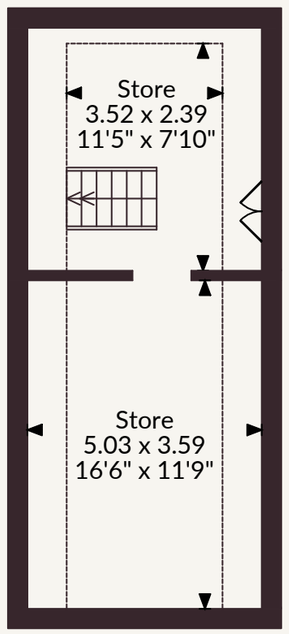


Ground Floor

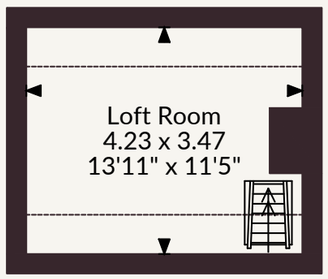


First Floor





Floor Above Garage



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