SHIRES BARN, GUSSAGE ALL SAINTS,
WIMBORNE, DORSET, BH21 5HD
£795,000 FREEHOLD

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.

DESCRIPTION:

The front door opens to a generous dining hall with an exposed brick wall, oak timbers and beams, and an external door. A cloakroom off the hall provides a coat hanging area, WC and wash basin.

The sitting room is a particularly impressive space, arranged over split levels with a dual aspect and featuring exposed beams and timbers, a flint panel, and a commanding floor-to-ceiling fireplace constructed from bricks salvaged from the floor of the original stable block, fitted with a wood-burning stove. Glazed doors lead through to a conservatory built on a brick plinth, with oak flooring, full-height window panels, a vaulted polycarbonate ceiling and double doors opening to the garden.

The kitchen/breakfast room is fitted with a stainless steel sink, work surfaces, storage units, Siemens oven, ceramic hob with copper canopy, and has a tiled floor and exposed beams. Adjacent is a utility room with worktop, space for white goods, full-height pine cupboards, a floor-standing oil-fired boiler, tiled floor, and access to a side porch and the garden.

Stairs rise from the dining hall to a first floor landing of considerable character, with exposed A-frame timbers, a rooflight and an oriel window. The principal bedroom is a large dual aspect room with fitted wardrobes, two substantial rooflights, a fine outlook over the gardens, and a private en suite bathroom. Bedroom two has a dual aspect and a vaulted ceiling with exposed A-frame timbers and rooflight. Bedroom three retains exposed A-frame timbers, and bedroom four has a dual aspect, fitted cupboards and a rooflight. A family shower room, converted from a former bathroom, serves the remaining bedrooms.

OUTSIDE

A gravelled driveway flanked by yew trees provides parking for several vehicles. A five-bar gate gives access to a secondary driveway and footpath with additional parking. The integral double garage has timber double doors. To the rear is a large workshop, formerly a stable, with a vaulted ceiling, exposed A-frame timbers and a brick floor. The front elevation is adorned with wisteria and climbing roses.

PHOTOGRAPHS

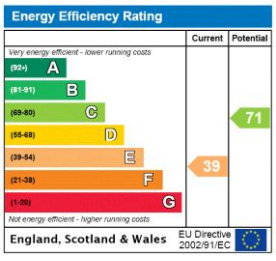
The main garden is largely walled and planted with a wealth of trees and shrubs, including beech, conifer, fir and fruit trees, with fine views over the adjoining farmland towards Win Green and Shaftesbury. Immediately outside the conservatory, a small lawn, planted rockery, pond and paved terrace provide a sheltered outdoor sitting area.

LOCATION: Gussage All Saints is a small, unspoilt village set in a chalk valley within the Cranborne Chase Area of Outstanding Natural Beauty. The village has a parish church and a community-owned public house, The Cockerel. The picturesque market town of Wimborne Minster, approximately 8 miles to the south, offers a comprehensive range of independent shops and national retailers, a good selection of restaurants and public houses, the Tivoli theatre and cinema, and the historic Minster church. State schools for all ages are available in the area, with grammar and independent schools also within reach. The coastal towns of Poole and Bournemouth are accessible by road, both offering mainline rail services to London Waterloo. Salisbury lies to the northeast. Dorset's beaches and the wider Jurassic Coast are within easy reach.

DIRECTIONS: From our office in Wimborne Minster, proceed north on the B3078 towards Cranborne for approximately 5 miles. Turn left at The Horton Inn and continue 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, proceed past The Cockerel public house on the right, and follow the road to the war memorial. Turn right into Harley Lane, with the church ahead. The drive way to Shires Barn is a short distance along on the left-hand side.

COUNCIL TAX: Band G

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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