

HINTON MARTELL
WIMBORNE, BH21 7HE



GUIDE PRICE £1,500,000

- No forward chain
- Impressive late Georgian farmhouse
- Generous plot of approximately half an acre
- Beautifully landscaped gardens
- Recently modernised to an exceptional standard
- Four spacious double bedrooms
- Principal suite with dressing room & luxury en-suite
- Stunning bespoke kitchen/family room
- Spacious & versatile accommodation
- Detached double garage & extensive frontage

Situated in the picturesque Dorset village of Hinton Martell, Old Manor Farm House is an impressive late Georgian home that effortlessly combines period charm with contemporary luxury. Occupying a generous plot of approximately half an acre, the property has been thoughtfully renovated by the current owners to create a stylish and highly functional family home while retaining a wealth of original character.

The accommodation is both spacious and versatile. At the front of the property, the elegant drawing room and separate sitting room enjoy large bay windows, attractive fireplaces and delightful views across the village. Period details such as shuttered sash windows, exposed timbers, flagstone flooring and parquet floors add warmth and character throughout the home.

The heart of the property is the stunning kitchen/family room, with units from Handmade Kitchens of Christchurch and designed with both family living and entertaining in mind. Features include marble worktops, underfloor heating, extensive storage and a generous walk-in pantry, while bi-folding doors provide a seamless connection to the garden beyond.

An equally impressive dining room adjoins the kitchen and features a striking double-sided fireplace shared with the garden room, creating a wonderful space for entertaining and social gatherings. Further ground-floor accommodation includes a practical boot room and a beautifully appointed shower room with bespoke storage, herringbone flooring and laundry facilities.

On the first floor, a spacious landing leads to four generously proportioned double bedrooms. The family bathroom has been finished to a high standard with a freestanding bath, large walk-in shower and double vanity unit. The principal bedroom suite is particularly impressive, offering a dedicated dressing room and a luxurious en-suite featuring a freestanding bath, twin vanity unit and oversized double shower.



The gardens are a particular highlight of the property. Extending to approximately half an acre, they have been beautifully landscaped to create a peaceful and extremely private setting. The garden has been divided into 'rooms', including an ornamental pond surrounded by drought-tolerant herbaceous perennials, a productive orchard with grass paths, an acer glade, 'jewel garden', and numerous seating areas, while extensive lawned areas offer ample space for family life and outdoor entertaining. In addition to high brick walls, mature pleached hornbeam hedging has been used to enhance the sense of privacy.

The current owners have further enhanced the property with the installation of a new septic system, oil tank and water cylinder, ensuring the home is well equipped for modern living.

Offered with no forward chain, Old Manor Farm House presents a rare opportunity to acquire an elegant period home in one of Dorset's most attractive village settings, all within a short distance of the thriving market town of Wimborne Minster.

Additional Information

Energy Performance Rating: E

Council Tax Band: H

Tenure: Freehold

Agents Notes: All windows are timber framed. An underground power line runs along a short section of the boundary between Old Manor Farm House and Fountain Cottage, buried deep beneath the hedge

Flood Risk: Very low but refer to gov.uk, check long term flood risk

Flooded in the last 5 years: No

Conservation area: Yes

Listed building: No

Tree Preservation Order: No

Parking: Private driveway & double garage

Utilities: Mains electricity, mains water

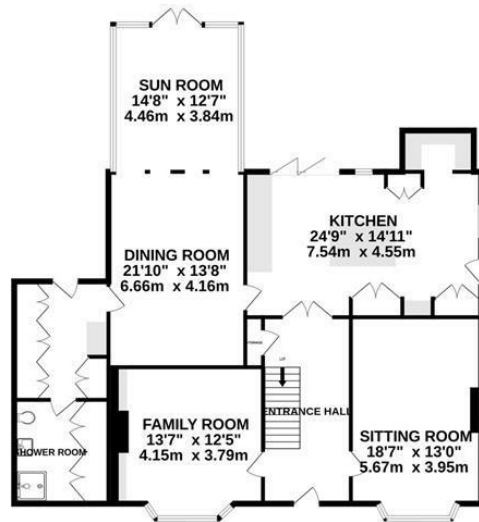
Drainage: Septic tank - sewage treatment plant was emptied 14/07/2026 and is due to be serviced in August 2026

Broadband: Refer to Ofcom website

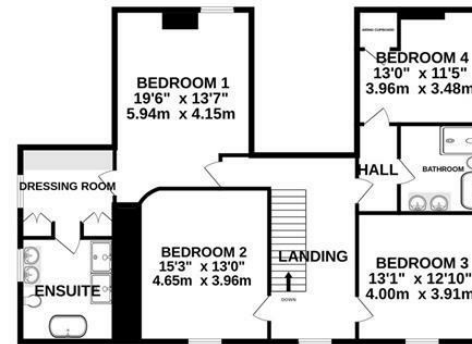
Mobile Signal: Refer to Ofcom website



GROUND FLOOR
2092 sq.ft. (194.3 sq.m.) approx.



1ST FLOOR
1651 sq.ft. (153.4 sq.m.) approx.



TOTAL FLOOR AREA : 3743 sq.ft. (347.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ferndown Office

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