



Stapehill Abbey

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**3 The Cloisters, Stapehill Abbey  
Wimborne Road East  
Wimborne, Dorset  
BH21 2FP**

**A CHARMING 2 DOUBLE BEDROOM GRADE II  
LISTED CHARACTER COTTAGE**

Within a unique private estate set within  
acres of stunning gardens & surrounding  
grounds.

**£450,000 (Freehold)**



**History & Heritage**

Stapehill Abbey is located betwixt the market towns of Wimborne & the bustling centre of Ferndown. A unique private estate within this converted Grade II listed building lying within acres of extensive & stunning landscaped grounds.

This unique landmark restoration project was carried out by local family owned builders, Ankers & Rawlings, which has now been sympathetically restored to an exacting standard & specification throughout, offering character & charm in abundance.

The Abbey House was originally built in the early 19<sup>th</sup> century with the Monastic buildings dating back to the 1840's. The twin chapels were then designed by Charles Hansom in 1847 with building completed in 1851. It was founded by a small group of nuns led by Madame Augustine de Chabannes, & became home to The Cross Abbey Order of Cistercian Trappist nuns from 1802 to 1990.





## Restoration

The conversion of the listed buildings involved many hours of painstaking work to retain the original artefacts' & period features of this historical site, to further enhance the beauty and interest of what is a true part of local history.

Set in extensive grounds, incorporating beautifully maintained landscaped ornamental gardens, feature lake & fountain, the communal grounds are a haven for residents to enjoy an idyllic lifestyle setting. The external brickwork has predominantly been completed using the original reclaimed bricks, which have been laid in a traditional lime mortar method.

In addition, many of the original roof tiles were stripped, cleaned & restored across the development.

## Restoration Cont.

Within the development, original quarry flag stones & terracotta tiles are incorporated to form the external areas & patios, truly emphasising the character of the entire development.

An original Pugin Stone Cross, some of the historical plaques, & many of the church pews have been retained and will be situated in the communal areas and grounds. Thoughtfully designed with a focus on providing a unique mix of properties within an exclusive setting, meticulous planning has gone into providing a real haven for purchasers to live in.

Meandering pathways, delightful forest walks, picnic areas & acres of land to live the good life, Stapehill Abbey has it all.

## Specification

Most of the homes feature a fireplace and have log burners fitted, cast iron radiators are used in many of the homes, with underfloor heating to the ground floors.

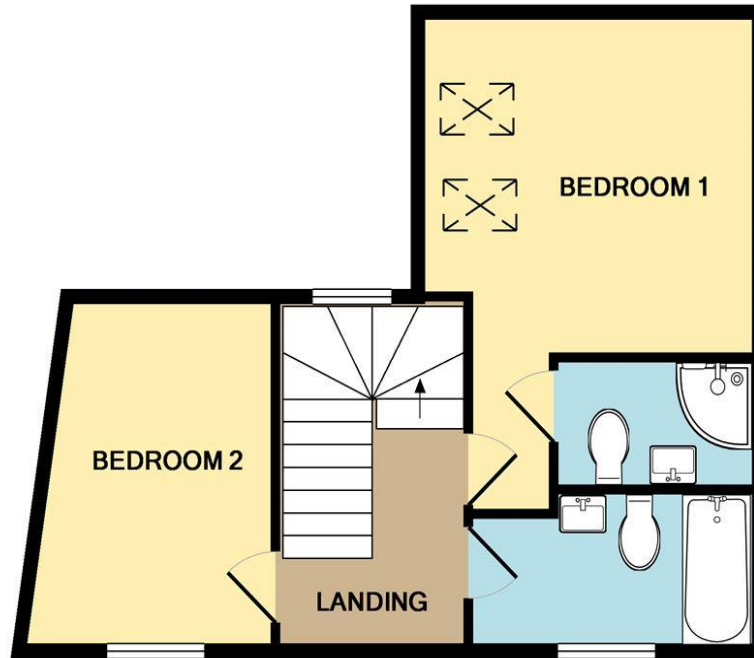
The development is accessed via a gated security entrance with audio entry phone. Luxury Heritage inspired painted classic kitchens with Carrreara Quartz stone worktops, integrated ovens, induction hobs, fridge freezers, dishwashers & washing machines throughout.

Beautifully appointed bathrooms incorporate luxurious designer sanitary ware with complementing marble effect tiling in all wet areas. Hampton vanity units & mirrors, heated towel rails & semi frameless shower ranges with glass doors with the additional touch of luxury provided by under floor heating.





GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE  
Made with Metropix ©2018

Approximate Measurements:

Sitting Room	5m (16'5) x 3.46m (11'4)
Kitchen	3.51m (11'6) x 2.84m (9'4)
Bedroom 1	3.51m (11'6) x 3.39m (11'1)
En-Suite	2.12m (6'11) x 1.3m (4'3)
Bedroom 2	3.71m (12'2) x 2.41m (7'11)
Bathroom	2.96m (9'9) x 1.7m (5'7)



PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order.

Images have been produced for information and it cannot be inferred that any item shown is included with the property.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract.

Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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**FERNDOWN**

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## Specification Cont.

Attention to detail is just a small part of what sets Stapehill Abbey apart.

Internal panel doors are painted using Heritage range of classic paints, luxury vinyl tile & wood effect flooring on the ground floor with quality carpeting throughout the upper floors (excluding bathrooms). Original styled skirting & architrave details are fitted to all homes, LED lighting in the kitchens & bathrooms with pendant & wall lighting to the rest of the properties.

Communal satellite system with FM and DAB reception. External lighting to communal areas, access ways, parking areas & throughout the gardens. For peace of mind, the properties are covered by a 10 year CRL warranty.

## Lifestyle

With a real focus on outdoor lifestyle, people lucky enough to live at Stapehill Abbey have fantastic options with acres of landscaped grounds to meander through & take the time to enjoy.

With hundreds of options for long relaxing walks nearby, a multitude of local pubs & fantastic restaurants to choose from, your days can be spent enjoying the things in life you truly love.

Being close to the beach means that if you love the water you will be able to find a hobby to enjoy. From windsurfing to sailing, kite-surfing to paddle boarding, there's plenty to keep you active.

Or, if you prefer dry land you can enjoy long walks with lots to see along the way.

## Location

One of great attractions of living in this area is the number of places to explore nearby & the ease of connecting to the rest of the country.

For those commuting to London, Waterloo station is under 2 hours away & the city of Winchester is around 45 minutes. With great transport links & nearby Bournemouth & Southampton airports you are never far from your next adventure.

Stapehill Abbey is perfectly located between both Wimborne & Ferndown, with award winning beaches, the world's second largest natural harbor, 200 acres of national parks, pretty villages & the Jurassic coastline to explore all on your doorstep make living in this stunning location a real delight.





