



KING'S CORNER FARM
WEST MORDEN, WAREHAM, DORSET

JACKSON-STOPS 

**KING'S CORNER FARM
WEST MORDEN, WAREHAM, DORSET**

**A PERIOD FARMHOUSE PROJECT WITH
A LOVELY GARDEN, OUTBUILDINGS AND A
POTENTIAL ANNEXE**



DISTANCES

Wareham 6 miles (station)

Poole 9.5 miles

Blandford 9 miles,

Bere Regis 6 mile

Lytchett Matravers 4 miles

(all distances are approximate)

KEY FEATURES

- Exciting project property
- Pretty grade II listed Victorian farmhouse
- Quiet village setting
- Existing accommodation about 2,000 sq/ft
- Drawing room, traditional parlour, boot/utility room
- Four bedrooms and two bathrooms
- Outbuildings with planning permission for annexe
- Large garden and plenty of parking, paddock

DESCRIPTION

A rare and exciting project King's Corner Farm is a listed Victorian house in a lovely village setting with a generous garden and useful outbuildings that have planning consent to form an annexe. The pleasing red brick elevations and natural slate roof are typically Victorian and with an existing floor area of around 2,000 sq ft, plus another 600 sq ft in the outbuildings, there is enormous potential to create a comfortable home with or without some income potential. The current layout features a large living room with an open fireplace, a walk-in larder (or study), a traditional parlour with solid fuel Aga off which there is a galley style kitchen. The former dairy, currently a utility/boot room with a WC completes the ground floor and upstairs there are four bedrooms and two bathrooms, with two staircases. Planning permission allows for the outbuildings to be converted to an open plan living space with two further bedrooms and a bathroom, ideal as

extra accommodation, a holiday let to generate income or simply a very useful set of office, workshop or storage buildings. King's Corner Farm represents a marvellous opportunity to restore a charming Victorian farmhouse to its original glory and create a comfortable family home with the benefit of extra accommodation or business potential.

OUTSIDE

In a total plot of about 1/3 of an acre, the house itself backs on to the boundary and has a generous garden to the front and one side mainly laid to lawn with lovely specimen trees and shrubs, including a well managed Walnut tree and rare Blue Fir. The front of the house faces south and looks across the garden into the old farmyard with a corrugated iron clad garage on one side and a range of brick buildings on the other side (which benefit from planning permission for conversion). Coming into the farmyard from the lane there is plenty of parking in front of the buildings and a path through a gate in the wrought iron railings takes you to the front of the house. Turning in from the lane the neighbouring property, King's Corner Barn, has access across the far end of the yard and to its garages which are the second half of the brick outbuilding.

SITUATION

King's Corner Farm is nicely situated in the heart of West Morden, a quiet village surrounded by pretty countryside and woodlands on the edge of Charborough Park. The village has a hall with sports facilities and a couple of pubs, The Cock & Bottle in the village and The World's End nearby, and there are local shops, post offices and Doctors' surgeries etc. nearby in Bere Regis and Lytchett Matravers. More extensive shopping and amenities are a short drive away in Blandford, Poole and Wareham, which is also the nearest station (London Waterloo about 2hrs). A convenient location between the A31 and A35 means commuting to the business centres of Dorchester, Poole, Bournemouth and Ferndown is very straightforward and a quick link to the M27 takes you further afield to Southampton and Portsmouth and on up to London via the M3. The lovely surrounding countryside provides lots of opportunity for sport and recreation with fine walking, riding, cycling in the Wareham Forest and along Dorset's renowned Jurassic coastline, and for sailing and water sports it is only a short drive to Poole harbour and Studland Bay. There are local primary and secondary schools in Lytchett Minster, Poole and Parkstone retain their grammar schools, and popular independent schools nearby include Canford, Bryanston, Milton Abbey, plus Dumpton, Castle Court, Yarrells and Hanford prep schools.



KING'S CORNER FARM WEST MORDEN, WAREHAM, DORSET BH20 7EA

TOTAL APPROX. FLOOR AREA 262.3 SQM / 2823 SQ FT

PROPERTY INFORMATION

Tenure: Freehold.

Services: Mains electricity, water and drainage. No central heating.

Broadband and Mobile: Excellent broadband (FFA not yet connected) and reasonable mobile coverage. For more information on both go to www.ofcom.gov.uk

Covenants and Easements: A simple covenant will apply requiring approval of plans to alter or extend; consent not being unreasonably withheld. Please seek specific advice from a solicitor.

EPC: Exempt (Listed)

Local Authorities: Dorset Council. 01305 221000. www.dorsetcouncil.gov.uk

Council Tax: Band F. Charge for the year 2026/27 £4,226.48

Directions

For Satnav use BH20 7EA and What3words [bits.liquids.speeded](https://www.what3words.com/)

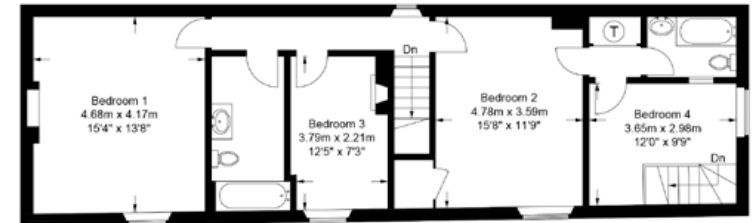
From Blandford find your way to The World's End pub near Almer on the A31 where you turn left on to the B3075 to Wareham. After about 3 miles, at the first crossroads, turn right to West Morden, follow the lane into village and at the junction where you must give way King's Corner Farm is on your left. Go round the corner and entrance is at the end of the building on the left.

From Poole head to Dorchester on the A35 going over the roundabout at Lytchett Matravers past the right turns to L. Matravers then Bulbury Woods golf course, and at the staggered crossroads on the bend, turn right to East Morden. Drive past the Cock & Bottle Inn and take the next left signed to West Morden. Take the next right, follow the lane into the village and the entrance to King's Corner Farm will come up on the right, next to the building with the post box. If you reach the junction, you have gone slightly to far.

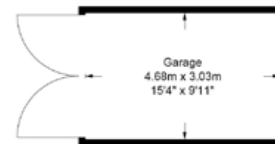
Viewing: Strictly by appointment with the agents: Jackson-Stops, Blandford Forum 01258 423 002

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

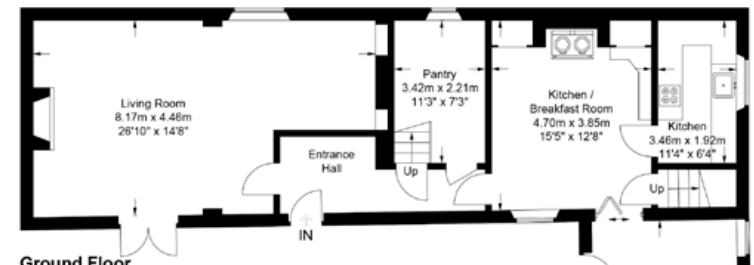
Important notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



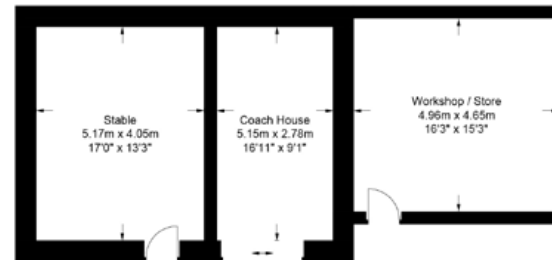
First Floor



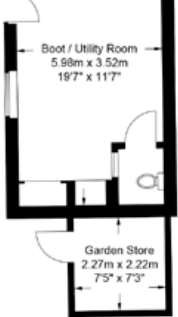
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



BLANDFORD FORUM

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PROPERTY EXPERTS SINCE 1910