



PS

The Old Rectory Old Rectory Mews, Poole - BH15 4BP

In Excess of £1,400,00



The Old Rectory

Poole

Currently generating significant rental income per annum, this 400-year-old Jacobean mansion house extends to 4,135 sq.ft and has been lovingly restored by the current owners of 26 years. It offers stylish, period living and a wealth of original 17th-century and Victorian features. Situated on private grounds of about half an acre encompassing a separate, modern one-bedroom annexe ideal for independent accommodation.

As a Grade 2*, it is in the top 6% of the most historically significant listed buildings in the country, and few remain in private residential ownership. Built by Henry Carew, a prominent Catholic family in the 17th century, evidence of the priest hole remains, used to hide priests when they were persecuted by law! It is documented that during the Civil War and the siege of Corfe Castle, it housed the Roundheads and was visited by Oliver Cromwell; later, in the Napoleonic Wars, it was home to the Southern Command and hosted the Duke of Wellington.

- Detached 7-bed Jacobean Manor House
- Separate one-bed Garden Annexe
- Grand Dining Hall plus 3 further receptions
- Private grounds of nearly 1/2 an acre behind iron gates
- Original 17th century & Victorian features
- Part family home, part rental income (figures available on request)
- No existing bookings will be affected
- Internal floor space: 4134.8 sq.ft
- Council Tax Band G: £3,758.23
- EPC Rating: D

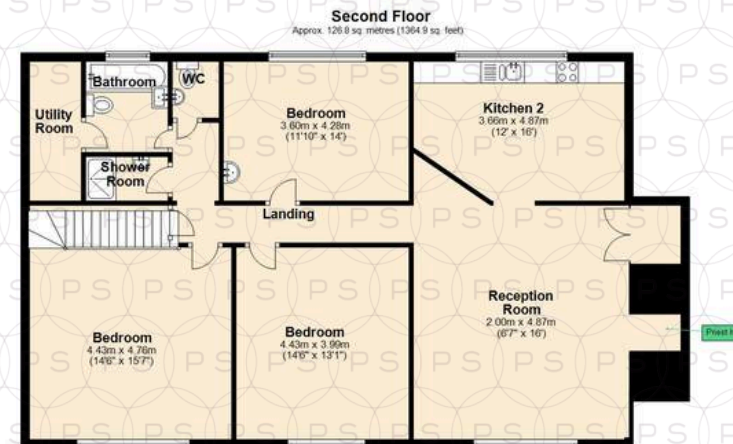
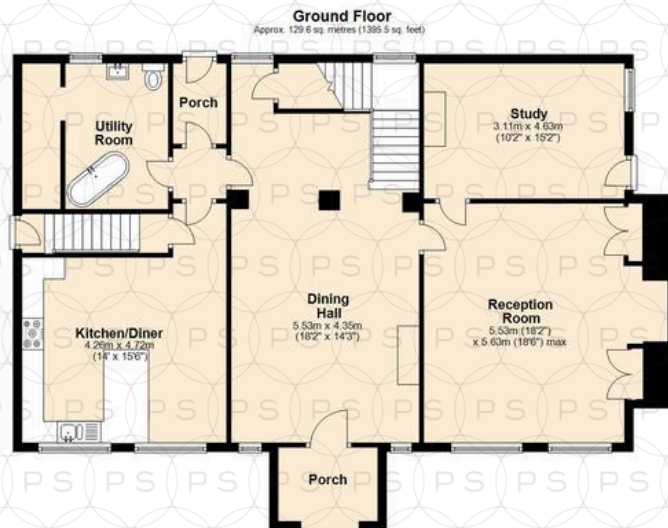
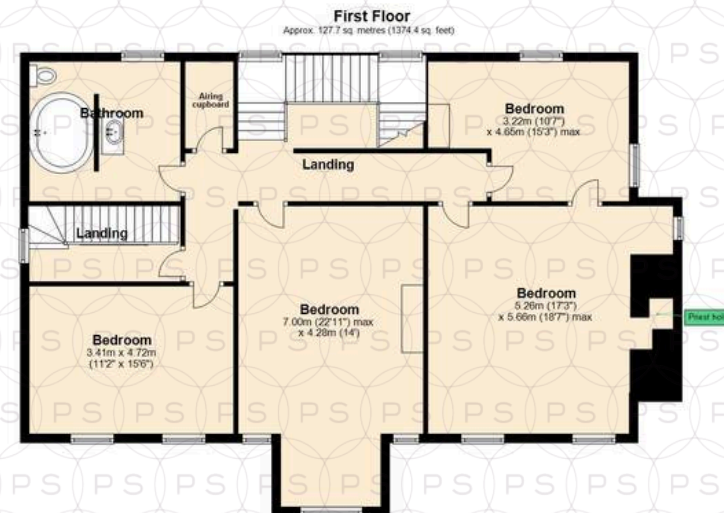
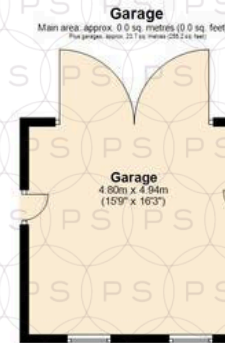
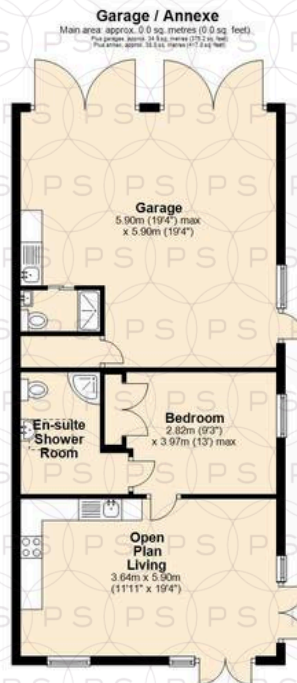


The Manor at Higher Ham, as it was then known, passed to the ownership of Lord Wimborne as part of the Canford Estate, it is believed carved panels from the original staircase were removed and used in the building of Canford Manor, now Canford School. In the 19th century, Lord Wimborne gifted it to the church and it became known as The Rectory. Adaptations to the staircase and inglenook fireplace and many of the Victorian features were added at this time. The Old Rectory really will capture your imagination and heart as it reveals itself. From the hidden glimpses as you approach, you cross the threshold of the arched porch and huge Gothic door, that opens to a surprisingly light-filled dining hall with galleried oak staircase and original flagstone floor. The house has been sympathetically updated and restored; the bespoke English Oak kitchen, handmade and finished in Little Greene paint complements the period oak windows, many still glazed with hand-poured glass.

It offers huge potential and versatile accommodation over its three floors for those looking for a stunning family home, home and income, live-work space, to accommodate a relative or as a film set!

The grounds are mainly laid to lawn with shrubs and mature trees, a pair of protected Limes and a magnificent Weeping Ash skirt a natural wildflower habitat, encouraged to home several rescue hedgehogs. The gravel drive leads to a large parking area and garage with double doors. A further garage/workshop to the rear of the property is accessed from the library lane, ideal for boating enthusiasts seeking accessible storage. To the rear of the house, there is a large paved terrace for entertaining and beyond that a walled kitchen garden with raised vegetable beds and an apple tree, previously free-range chickens have securely roamed.





Main area: Approx. 384.1 sq. metres (4134.8 sq. feet)
Plus garages, approx. 58.6 sq. metres (630.4 sq. feet)
Plus annex, approx. 38.8 sq. metres (417.8 sq. feet)

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