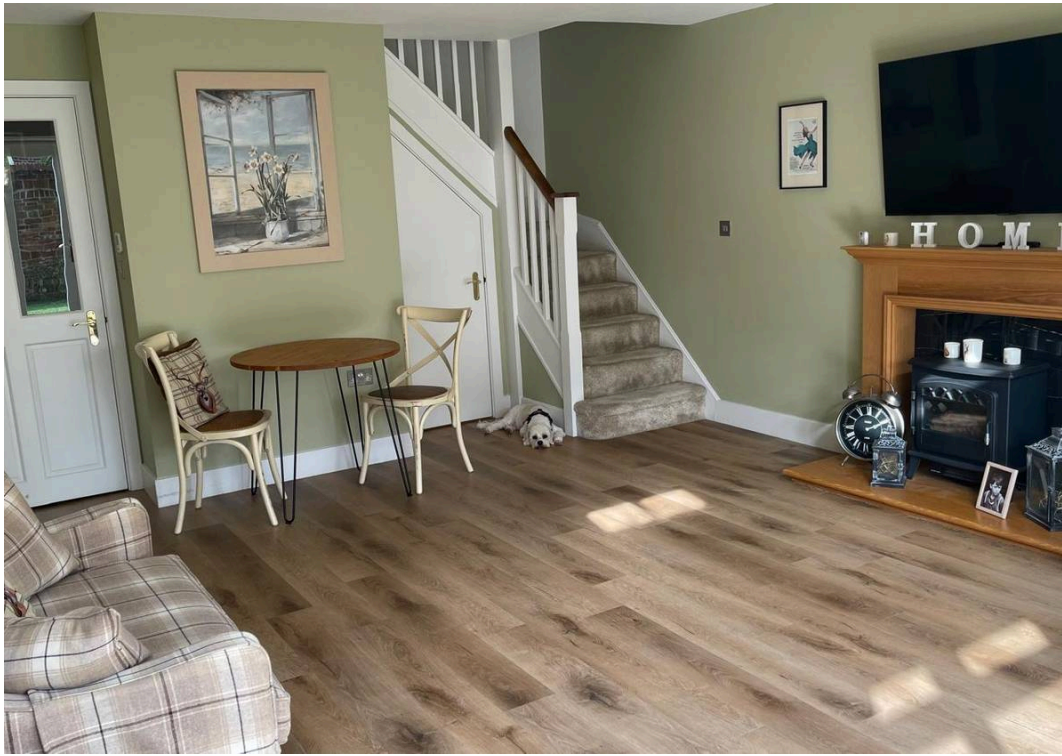


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Smalls Lodge, 15 West Street, Wimborne, BH21 1JP

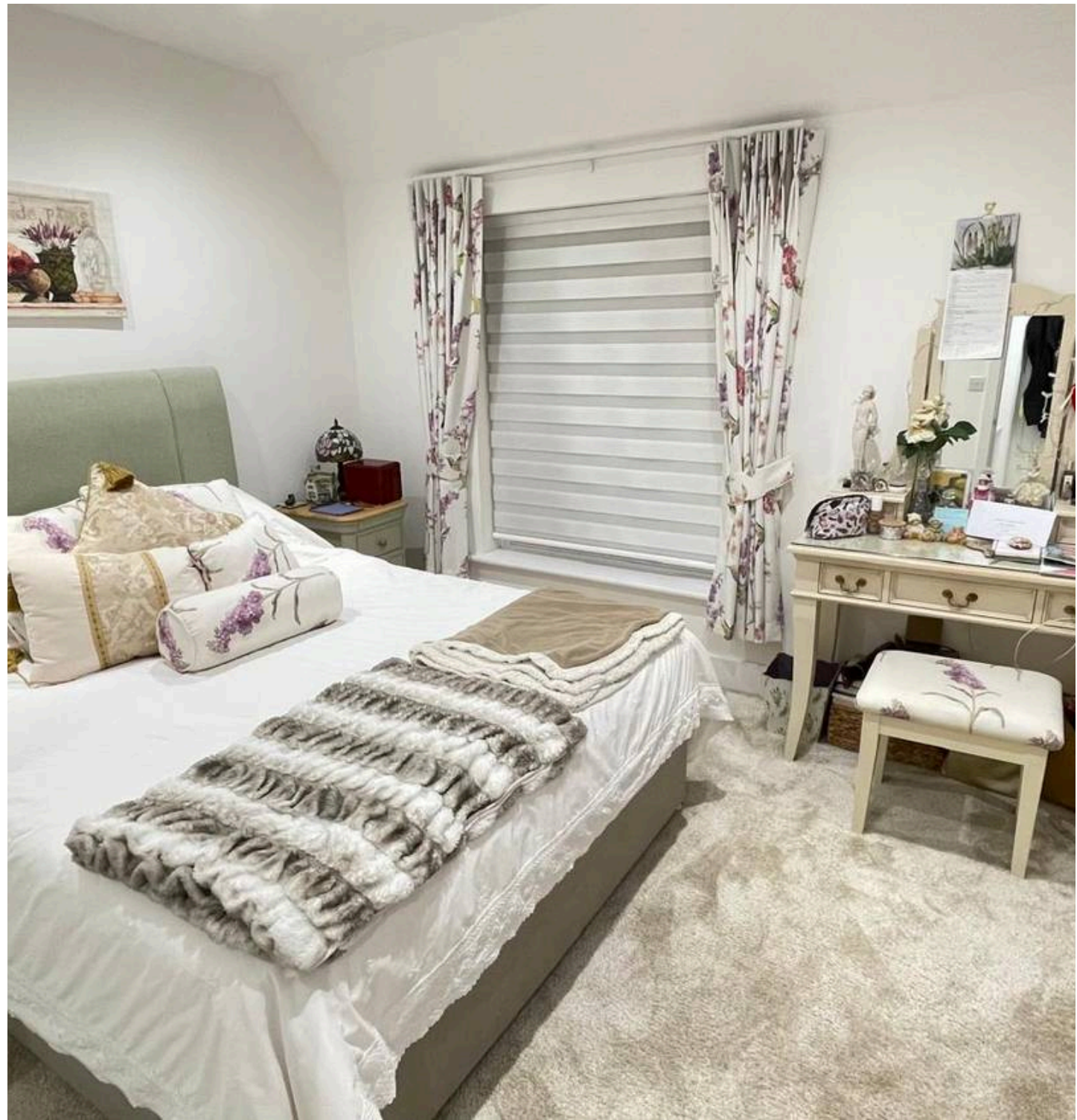
£489,950



## Smalls Lodge, 15 West Street

Known as Smalls Lodge, this charming mid-terrace home forms part of the town's rich architectural heritage while offering the comfort and practicality of modern living. Set along West Street, just moments from the historic Wimborne Minster, the property enjoys immediate access to Wimborne's cafés, independent shops and everyday amenities.

- Central Wimborne Minster location, less than 250 yards from the historic Town Square
- Private car park and personal parking space
- South-facing low maintenance garden, garden enjoying excellent sunshine
- Two double bedrooms with fitted wardrobes
- En suite shower room to the principal bedroom
- First time on the market since newly built
- Toilet /laundry room
- Underfloor heating to the ground floor
- Grade II listed building
- Freehold with vacant possession
- Total area approximately 931 sq.ft
- Council Tax Band D: £2,804.07
- EPC Rating: C



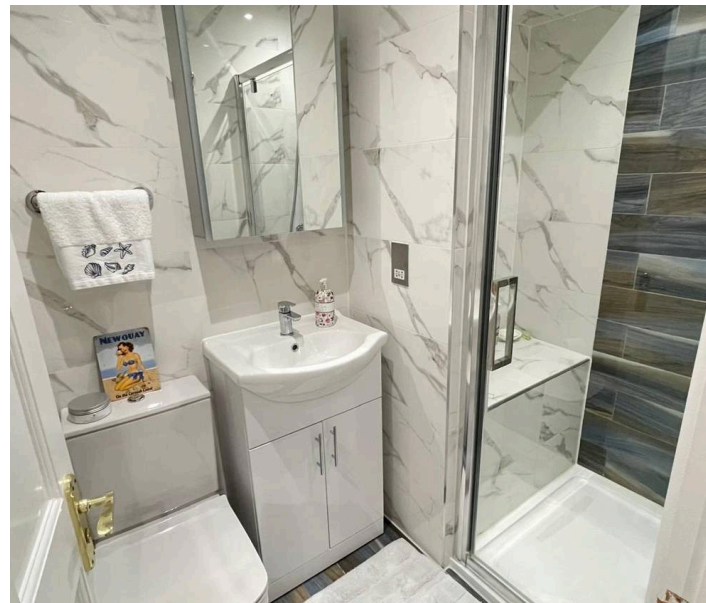
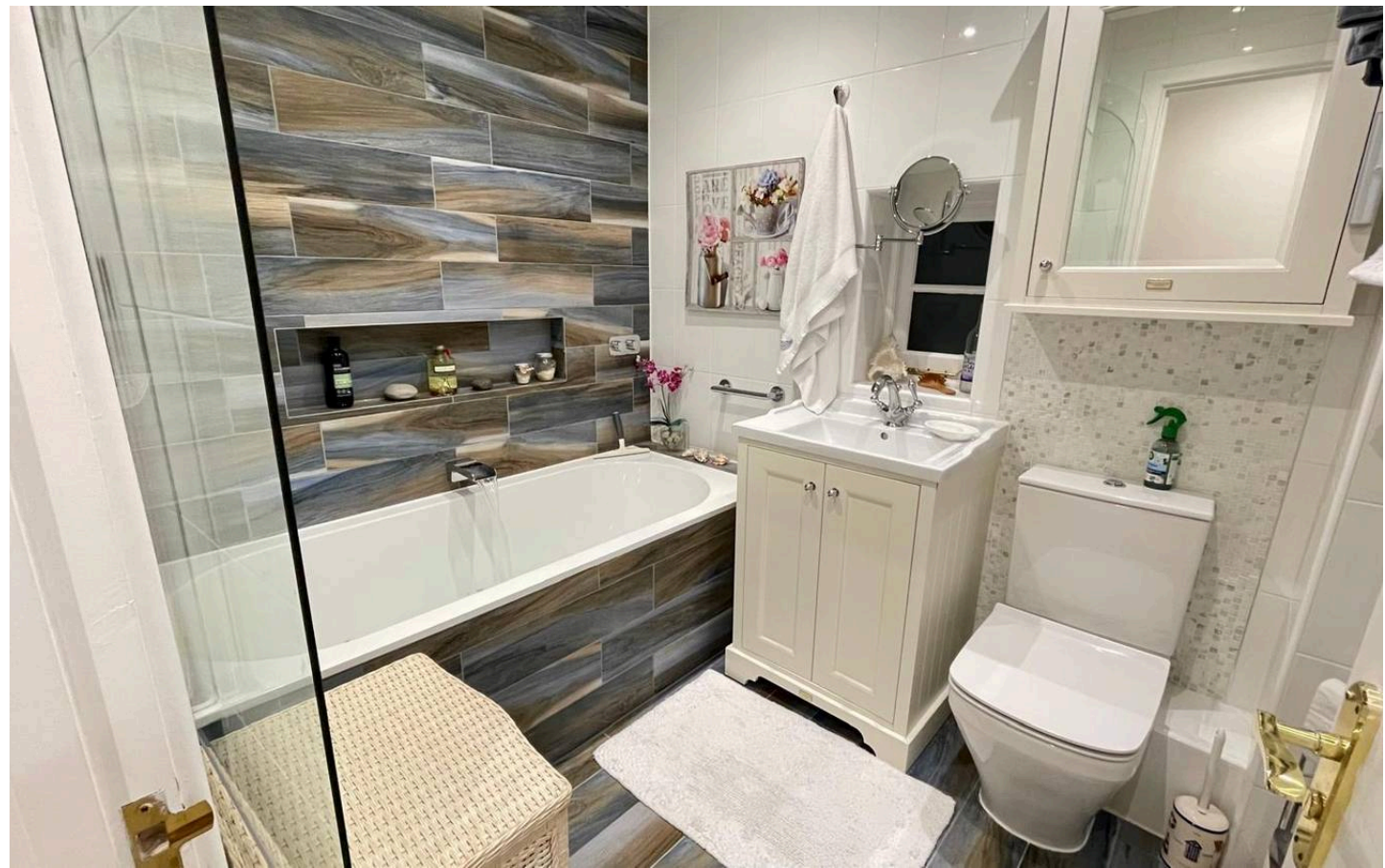
Inside is a bright and welcoming layout featuring stylish finishes and a spacious living area designed for relaxed daily living. The ground floor is finished with LVT wood-effect flooring and underfloor heating, creating a warm and cohesive environment. Skylights draw natural light into the living space, while French doors open directly onto the courtyard garden. The contemporary kitchen is fully appointed for modern life with induction hob, full-height fridge freezer and dishwasher, complemented by reflective privacy glazing and shutters. A cleverly designed utility area incorporates a stacked washing machine and tumble dryer, while a generous under-stairs cupboard provides valuable additional storage.

Upstairs are two generous bedrooms, both with fitted wardrobes, creating calm and comfortable retreats. The principal bedroom overlooks the courtyard and enjoys a distinctive view towards the Minster. It is served by an en suite shower room, while a separate family bathroom has been thoughtfully upgraded with modern sanitaryware and full tiling.

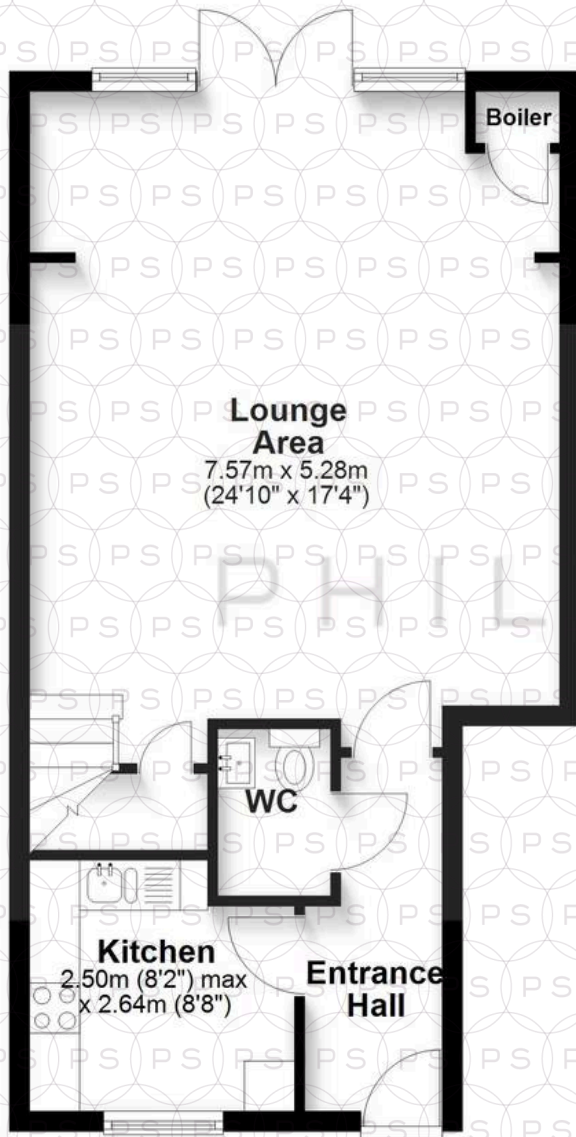
The south-facing courtyard garden offers space for planting, seating and practical storage. To the rear of the garden is a private parking space, within a private car park, fitted with a personal EV charging point. The parking is accessed via Pye Lane and maintained collectively by neighbouring houses (approximately £250 per annum).

Step outside, and the lifestyle of Wimborne unfolds immediately. Picturesque streets, independent cafés, boutique shops and everyday amenities are all within walking distance, along with the town's popular weekly market and a lively calendar of seasonal events throughout the year. Cultural highlights such as the beautifully restored Tivoli Theatre offer live music, cinema and theatre just moments away, adding to the vibrant yet community-focused atmosphere that makes Wimborne such a special place to live.

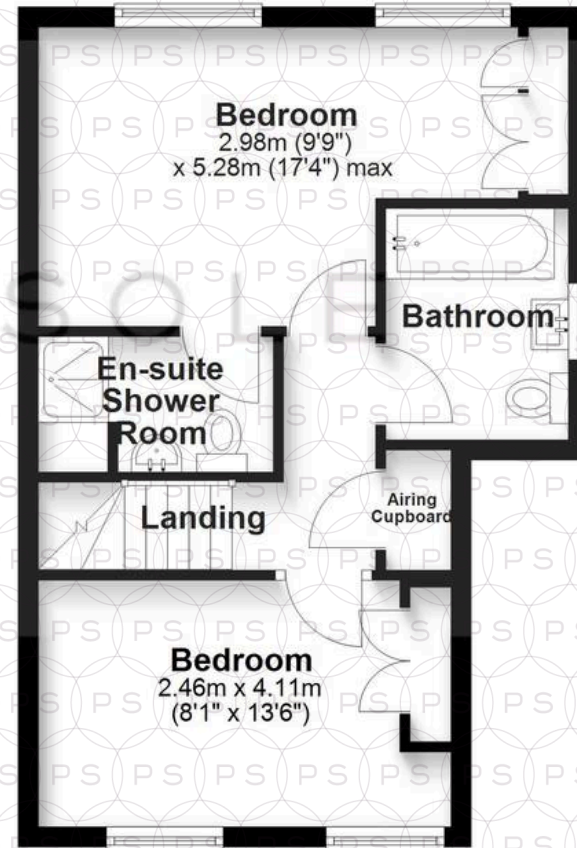
Whether as a full-time home, a downsizing opportunity or a charming town cottage, Smalls Lodge offers a rare chance to enjoy modern, comfortable living in one of Wimborne's most characterful and convenient settings.



## Ground Floor



## First Floor



Total area: approx. 86.5 sq. metres (931.4 sq. feet)

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Plan produced using PlanUp.

15 West Street, -



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