



ST Michael's House

West street
Wareham
BH20 4JX

Elegant Grade II Listed 5 bedroom property in town centre location with grand reception rooms, cellar, walled garden & parking. Price £695,000

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& HALL**



Albury & Hall are delighted to present this substantial and elegant Grade II listed Georgian Town House situated in the much desirable West Street, within the historic walls of Wareham town.

Just a short walk from the property is a multitude of shops, pubs, restaurants, cafes and activities. Wareham Quay with its live bands throughout the summer and Saturday markets is always a hive of activity and leads you on to the 2 river walks. A short walk in the opposite direction takes you to Wareham Train Station with its direct links to London and Weymouth. Eating out in Wareham gives you many options from silver service and fine dining to country cafes and award winning gastro pubs the town caters for every appetite.

This is a beautifully historic 5 bedroom family home split over 4 floors to include a basement / wine cellar, private walled garden, off-road garage parking, two elegant reception rooms and large bathrooms, with an array of original features, high ceilings and with contemporary additions. The house is in need of some modernisation and is well suited to both family living and as a second home, making this a much sought-after property and rare to the market.

Approached from West Street through the characterful front door there is a good-sized arched entrance hallway from which you can access the kitchen/dining room, living room, cellar, oversized wet room/utility, boot room and original staircase with wood panelling.



Ground Floor:

The kitchen/dining room is an excellent size with large dual aspect windows overlooking the garden and combines Georgian character featuring an inglenook with inset Rayburn and modern art deco kitchen units. With numerous wall and under counter units, multiple ovens and a large 5 ring gas hob set within the kitchen island, this kitchen is excellent for both family meals and entertaining. The dining area can accommodate a large table and features both a fireplace with a marble surround and a large south facing bay window with seat, filling the room with much natural light.

The living room is full of character with panelled walls, high ceilings and south facing original windows and shutters still maintaining iron draw bars. The focal point of the room is the authentic open fireplace with beautiful marble surround, cast iron and original decorative tiling.



The oversized wetroom is modern in its design with large walk in shower area, his & hers wash hand basin, wc, plumbing and space for washing machine and tumble dryer. Through the tiled and wood panelled hallway, the large boot / cloakroom has tiled floors, boiler cupboard, storage cupboard, freestanding fridge and can also be accessed via the backdoor from the garden.

Basement:

The basement can be accessed under the original staircase. The basement is split into two separate rooms as a wine cellar and a secluded games room / storage space.

The staircase itself leading to the first and second floors of the house, is original with wood panelling all the way up and with the original balustrades.



First Floor:

On the first floor of the house, there is a large family bathroom with an art deco design featuring a freestanding roll-top bath with window overlooking the garden, a walk-in shower, art-deco WC and sink and with modern tiling on the floor and walls. The master bedroom is a light room featuring the original wood flooring, high ceilings and original alcoving, two south-facing windows and recessed shelving / bookcasing.

The drawing room is particularly elegant, being light & bright with three large south-facing windows, high ceilings with original alcoving and with raised & chamfered Georgian wood panelling with period wallpaper décor. This room is also with wood flooring and with the additional focal point of the original open iron fireplace with stone surround and period feature in-built display bookshelving raised on either side. There is a further double bedroom on this floor of a good size, with a built-in wall of wardrobes and a window overlooking the garden.



Second Floor

Continuing up the original wood panelled staircase, there is a large landing area leading to the further rooms on the second floor, predominantly in the eaves of the house and with access to the loft.

Bedroom 3 is a characterful double bedroom in the eaves, bright with south-facing window, with built-in storage cupboards and en-suite bathroom. The ensuite consists of a bath, WC, sink and with a side window. Bedroom 4 is another good sized double room in the eaves with dual aspect windows and built-in wardrobes and storage. Along the hallway is a bathroom with a shower, WC, sink and a window overlooking the garden.

Bedroom 5 / Study:

This room could either be a spare single bedroom or used as a study, with original beams and window in the eaves of the house.



Garden:

There is a very private, walled garden to the rear of the property. This can be accessed via the back door of the house, or via the side road whereby there is a large walled gated access.

The garden is divided into a stone patio area where there is a shed as well as a log store, with steps up onto the lawned garden with high walled surround and raised walled planters.

The single garage can also be accessed from the garden, as well as the side road with electric up & over door.

This truly is a rare and interesting Georgian house in the heart of the town with many elegant original features and by incorporating some tasteful modernisation in parts this could be made to a truly magnificent family or second home.



PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and 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 items 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 services.

Viewing by appointment through:

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