



Coach House Cottage, Gussage All Saints, Wimborne



**A beautifully presented period cottage with stylish and flexible accommodation in the heart of a picturesque Cranborne Chase village.**

### The Property

Coach House Cottage is the former coach-house to Gussage House, the late 17th Century former Rectory. The accommodation has been refurbished to a high standard to create a delightful, modern and comfortable home, with two double bedrooms with built-in wardrobes and a third single bedroom, a tastefully fitted bathroom, charming double aspect sitting room with an electric stove and a large kitchen/diner with stylish cabinetry and fully integrated appliances off which is a utility and cloakroom.

To the side of the cottage is a gated driveway leading to a cobbled rear patio area, discreetly screened from the main house to create a private south-facing courtyard perfect for entertaining. Off this is a single garage, ideal for storage (N.B. not suitable for vehicles).

**Coach House Cottage Gussage All Saints, Wimborne, BH21 5ET**

**Rent**  
**£1,700 PCM**



### Features

- Pretty period cottage
- In the Cranborne Chase National Landscape
- Sitting Room with log burner
- Courtyard garden
- Rural views
- In the heart of the village
- 3 bedrooms
- Kitchen/Dining Room
- Garage/store
- Parking

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.

### EPC Rating

E (45)

### Size

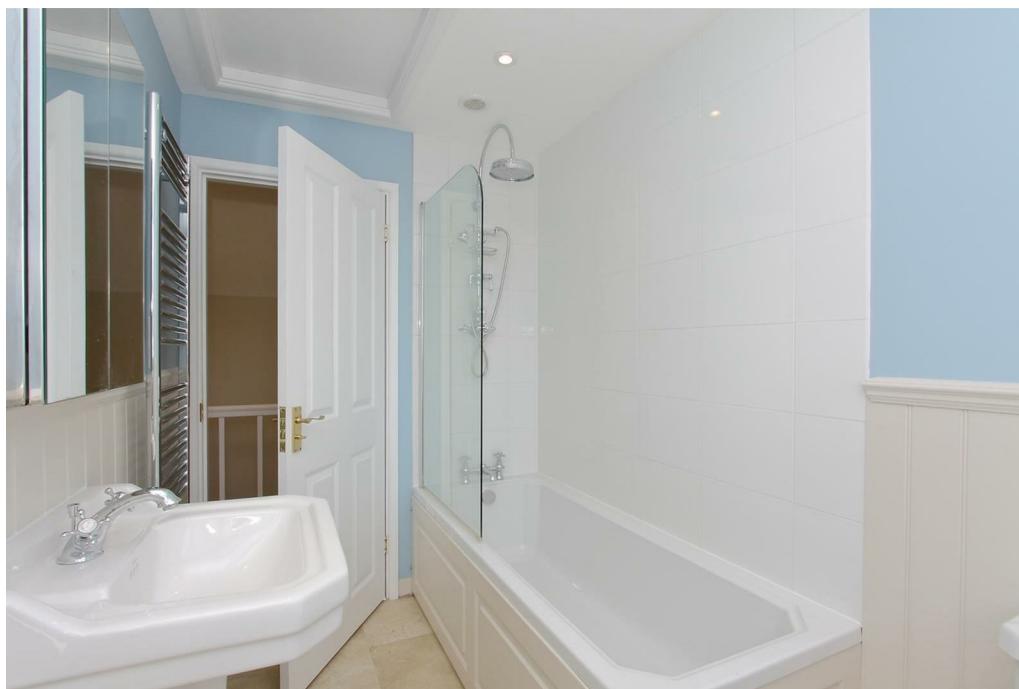
1138.60 sq ft

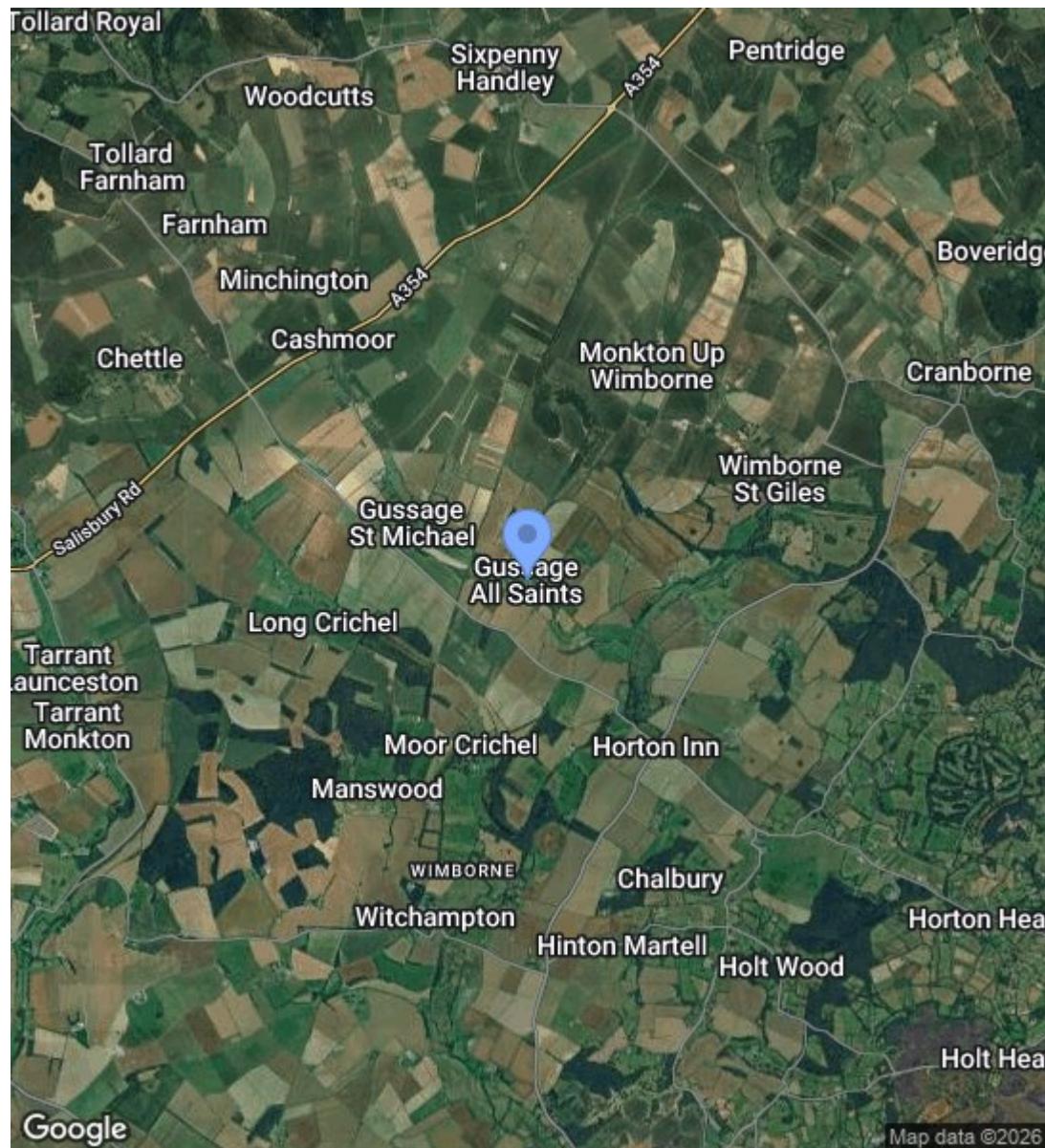
### Outgoings

Council Tax: Dorset Vale of Allen £2252.66 (2025/26) Band C

### Location

Gussage All Saints is a quintessential English village set in the Cranborne Chase National Landscape, a designated Area of Outstanding Natural Beauty, covering 380 square miles of Wiltshire, Dorset, Hampshire and Somerset. The village is one of three 'Gussages' whose name derives from the Saxon words 'gyse' for 'water breaking forth' and 'sic' for 'watercourse', and refers to the gushing stream that rises at Gussage St Andrew. The village, whose community is described as a vibrant village with a good mix of inhabitants with a strong community spirit, has a church and 'The Cockerel' public house. Within 8 miles to the south-east is the market town of Blandford, Wimborne Minster is 10 miles to the south and the Cathedral City of Salisbury is 18 miles to the north-east.





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