

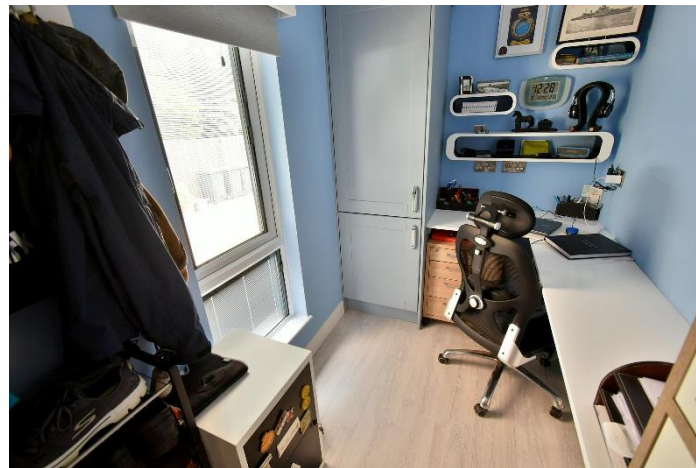
Pompeys Lane

Longham, Dorset BH22 9DY



HEARNES

WHERE SERVICE COUNTS



“Newly constructed residential static home with a self contained annexe/holiday let and planning permission granted to build a new detached bungalow on a plot measuring 0.31 of an acre”

FREEHOLD GUIDE PRICE £600,000

This is a unique opportunity to purchase a superbly positioned and newly constructed two double bedroom residential static home with a detached one bedroom self contained annexe/holiday let, a detached office/storage outbuilding, a driveway providing off road parking for several vehicles and planning permission granted for a brand new three bedroom bungalow to be constructed within a plot measuring 0.31 of an acre.

This is a fantastic opportunity for any potential buyer looking for home and income as the holiday let/annexe is let regularly by the current owners on an Air B&B basis. Pompeys Lane is a private lane situated in a semi-rural location whilst conveniently located for both Wimborne and Ferndown.

Planning permission has been granted for a three bedroom detached bungalow to be constructed in replacement for the newly constructed static home which currently exists. An early viewing of this fantastic opportunity is strongly recommended.

Static home:

- **Front door** leading through into the lounge area
- **19ft Lounge area** with double glazed French doors leading out into the private landscaped rear garden. The lounge area is open plan with the kitchen/dining area
- **19ft Kitchen/dining area** incorporating ample worktops with a good range of base and wall units with underlighting and a central island unit forming a breakfast bar with integrated electric hob with extractor canopy above. Within the kitchen there is also an integrated oven and microwave, fridge and freezer, washing machine and recess for tumble dryer with attractive tiled splashbacks, ample space for breakfast table and chairs or a pleasant seating area with double glazed windows overlooking the rear garden. Double glazed velux roof window floods this space with lots of natural light and a double glazed window in the kitchen which overlooks the front driveway
- **Office** with fitted gas cupboard and drawer storage and a cupboard housing a gas fired boiler
- **Bedroom one** is a generous size double bedroom with fitted drawer storage and bedside cabinets
- **Dressing area** with fitted wardrobes
- Spacious and luxuriously appointed **en-suite shower room** incorporating a large walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Bedroom two** is also a double bedroom with fitted wardrobes and bedside cabinets
- Spacious **en-suite shower room** luxuriously appointed in a stylish white suite incorporating a good size walk-in shower area with chrome raindrop shower head and separate shower attachment, WC, wash hand basin with vanity storage beneath, fully tiled walls and flooring
- **Further benefits include;** double glazing and a gas fired central heating system

Annexe/holiday let:

- Generous sized open plan 18ft **lounge/dining room** with double glazed French doors leading out onto a private garden
- **Modern kitchen** incorporating ample worktops with a good range of base and wall units with underlighting and integrated appliances to include; electric hob with extractor canopy above, oven, microwave and fridge/freezer with attractive tiled splashbacks
- **Spacious shower room** incorporating a good size corner shower cubicle, WC with concealed cistern, wash hand basin with vanity storage beneath
- **Storage/office** with roll top worksurface, cupboard housing a wall mounted gas fired boiler
- Generous size **double bedroom** with double glazed window overlooking the gardens
- **Holiday let/annexe garden** has been landscaped for ease of maintenance and incorporates a good size area of artificial lawn as well as a gravelled seating area. The remainder of the garden is also laid to gravel and bordered by a raised flower bed. The garden itself offers an excellent degree of seclusion
- **Further benefits include;** double glazing and liquid propane gas central heating

COUNCIL TAX BAND: A

EPC RATING: TBC





STATIC HOME

TOTAL FLOOR AREA : 935 sq.ft. (86.8 sq.m.) approx.

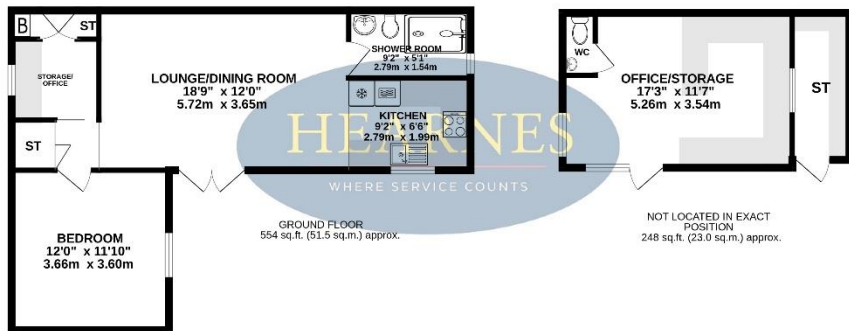
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HOLIDAY LET/ANNEXE

TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.

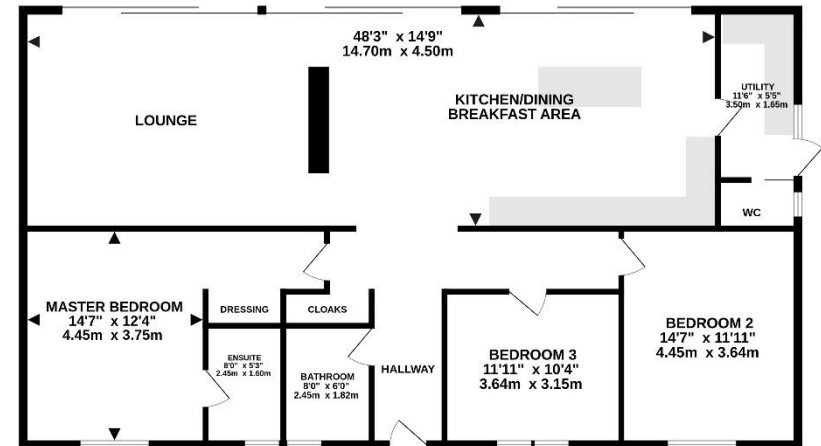
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PROPOSED BUNGALOW PLANNING PERMISSION APPROVED

TOTAL FLOOR AREA : 1526 sq.ft. (141.8 sq.m.) approx.

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AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



Holiday Let/Annexe



Holiday Let/Annexe



Holiday Let/Annexe



Holiday Let/Annexe



Holiday Let/Annexe



Holiday Let/Annexe



Outside

- **A front and side driveway** provides generous off road parking for several vehicles. The side driveway in turn leads down to a lockable storage shed and a detached outbuilding which is currently used as an office/store room, has light and power with a WC and an adjoining store room. This also has the potential to be used as an income or would make an ideal home office
- The rear garden is without doubt a superb feature of the property as it faces a southerly aspect, offers an excellent degree of seclusion and measures approximately 65ft x50ft. The garden has been landscaped for ease of maintenance and is stocked with many attractive ornament plants and shrubs
- Adjoining the static home there is a **gravelled seating area** which continues down both sides of the property there is a side gate from the garden opening onto the side driveway. The garden itself undoubtedly has the 'wow' factor and must be seen to be fully appreciated

Ferndown offers an excellent range of shopping, leisure and recreational facilities and is located approximately 1.5 miles away. The market town of Wimborne is located approximately 5 miles away.





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