



THE GRANARY

HEARNES
WHERE SERVICE COUNTS

Throop Road
Throop, Bournemouth, Dorset, BH8 0DH

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FREEHOLD – GUIDE PRICE - £500,000

A stunning Grade II listed barn conversion located in the premier Throop Village, moments from river walks and open countryside, while being situated to nearby Castlepoint shopping centre and within easy reach of Bournemouth town centre and main transport links. The property has been beautifully maintained and updated by the current owners whilst retaining many original features including a stunning fireplace in the lounge, wooden beams throughout, modern fitted shaker style kitchen and luxury bathroom suites.

On entering the property, you are greeted by a lovely bright entrance hall with doors leading to the kitchen, bathroom and lounge, along with stairs leading down to the ground floor accommodation.

The shaker style kitchen provides ample floor and wall mounted units as well as large centre island finished with a beautiful work top to compliment. There is also space for a full range of appliances in a utility area and range style cooker.

A newly fitted bathroom features a modern suite comprising of WC, wash hand basin and bath with shower over. The lounge / dining room features lovely wooden beams and feature fireplace with large windows allowing light to stream through. The second stairs case can also be found off the lounge. The 4th bedroom / office completes the first floor.

On the ground floor you will find 3 double bedrooms, the master having the benefit of an en-suite shower room and walk in wardrobe. There are another 2 reception areas which could have a variety of different uses. This floor also has a w/c and plenty of storage.

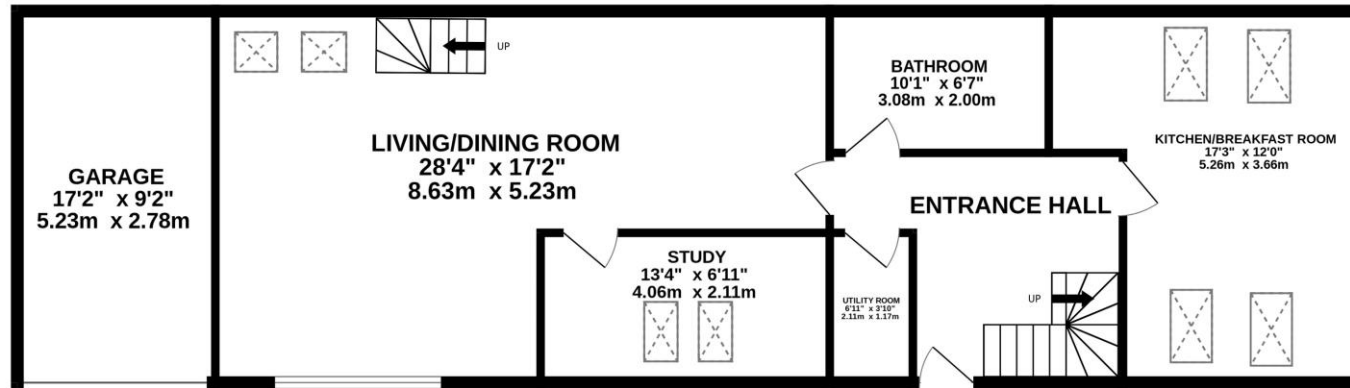
Externally the property features off road parking for 2 vehicles and a large garage.

Council Tax Band: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.

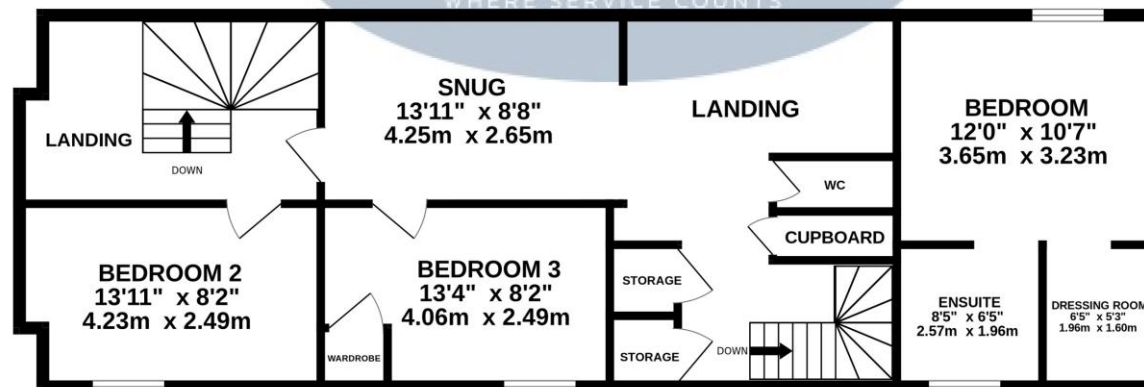


GROUND FLOOR



HEARNES 1ST FLOOR

WHERE SERVICE COUNTS



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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

