



**HEARNES**

WHERE SERVICE COUNTS



A truly stunning Grade II listed semi detached cottage 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 transport links. The property has been beautifully maintained by the current owners whilst retaining many original features including a stunning fireplace, with wood burning stove, exposed beams, modern fitted kitchen and luxury bathrooms.

The Old Barn was built in the late 1700's as a Malthouse used to make Ships Biscuits and was sympathetically converted in the early 1990s into three dwellings to create a delightful complex with off road parking around a small courtyard with path leading to The Old Barn. On entering the property you are greeted by a lovely bright entrance hall with doors leading to the kitchen, living/dining room, spacious storage/study room, cloakroom, along with stairs leading to the first floor accommodation. A modern though traditional kitchen provides ample floor and wall mounted units as well as large brick made centre island finished with a contrasting work top to compliment. There is also space for a full range of appliances in a utility area and range style cooker. The living/dining room features lovely wooden beams and feature fireplace with windows allowing light to stream through. A useful storage room would serve as a perfect utility or study space. Completing the downstairs accommodation a refitted cloakroom.

The first floor landing with more exposed beams gives access you will find four double bedrooms, both the master and second bedroom benefit from luxury ensuites. The remaining three bedrooms are served by a family bathroom with roll top bath, WC and hand wash basin.

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

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's 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  
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR  
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



