



Little Lions Farm

Lions Hill Way, Ashley Heath, Ringwood, BH24 2EU

SPENCERS
NEW FOREST





A most appealing unlisted thatched cottage which requires some upgrading, but retains many original period features and offers tremendous opportunity for home and income. This property is set in 17 acres of paddocks, woodland and gardens with nearby access to the Ringwood forest (via the Castleman Trailway). This traditional cob cottage dates back to around 1780 and benefits from numerous substantial outbuildings, which also includes five rental units providing an opportunity for home and income.

Please scan to view the cinematic video tour



Main House Accommodation

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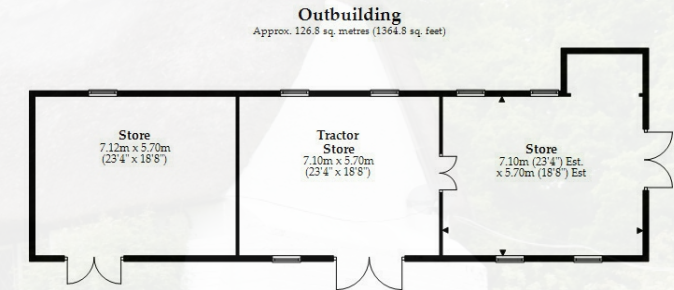
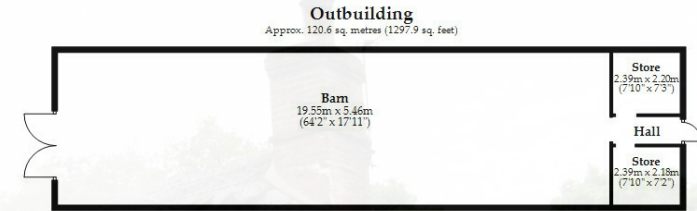
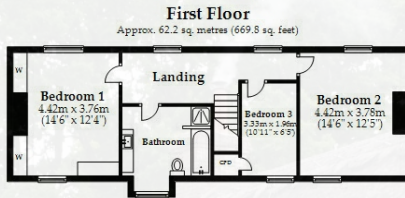
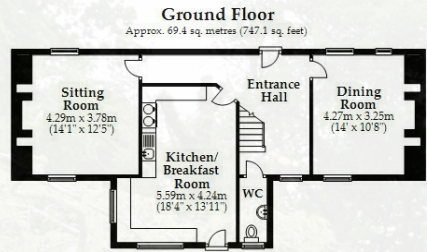




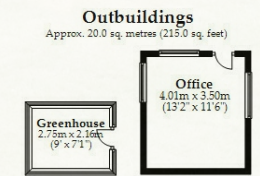
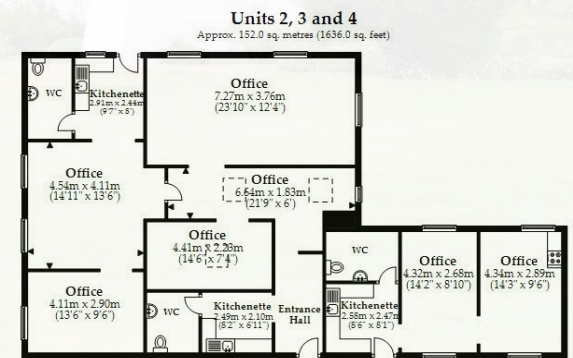
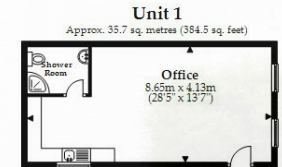
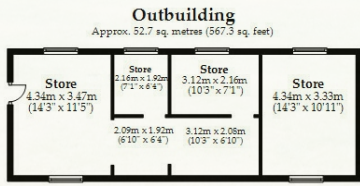
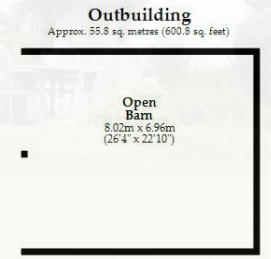
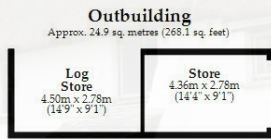
The Property

- Attractive L shaped entrance hall leading to all the ground floor accommodation and ground floor cloakroom
- Stunning sitting room comprising a beautiful inglenook with wood burning stove and oak beamed ceilings
- Impressive dining room with quarry tiled floor, an inglenook with bread oven and wood burning stove
- Large kitchen/breakfast room fitted with range of base, wall and drawer units, featuring AGA and conventional oven
- Three first floor bedrooms and a generous sized, recently modernised family bathroom with four piece suite including a walk in shower
- Newly installed full fibre which provides effective and fast Internet speeds, ideal for any business
- Electric radiator heating to the main house and ancillary accommodation

FLOOR PLAN



Outbuilding
Approx. 331.3 sq. metres (3565.9 sq. feet)



Total area: approx. 1051.4 sq. metres (11317.4 sq. feet)
This plan is not to scale and it is for general guidance only. L/T Surveying & Property





Grounds & Gardens

A gravel drive leads straight to this peaceful property with a five bar gate leading into the farmyard. The gardens surround the property with the main lawn to the rear of the property which is adjacent to the paddocks. The grounds and gardens also consist of individual trees including some fruit trees such as apple and walnut, a natural wildlife pond, ground covering plants, a raised gravel terrace and a summer house, currently used as home office. A path close by leads to the beautiful woodland gardens which are a stunning feature of this desirable home, with the added benefit of nearby access to the Castleman Trailway which leads to the Ringwood forest.

The Situation

Little Lions Farm is situated along a quiet lane which is just off the Horton Road. This attractive semi-rural area is nearby to Moors Valley Country Park which offers many acres of natural heath and woodland. There is excellent riding nearby without any road work and Lions Hill leads to the nearby Horton Heath which offers thousands of acres of good riding country. The market town of Ringwood is about three miles away and has a comprehensive range of shops, boutiques, cafes and restaurants. There is excellent local state and private schools at Ringwood, Wimborne and nearby Fordingbridge. For commuting the A31 is easily accessed, giving direct routes to Bournemouth (8 miles), Southampton (18 miles), Salisbury (18 miles). London is only a two hour drive via the M27 and M3. Bournemouth International Airport at Chapel Gate gives direct flights to many European cities.





Office Units

- Outside, there are numerous outbuildings which include a range of recently renovated office rental units (some are currently let on a short term basis)
- Units have class R planning which allows a change of use from an agricultural building to flexible use, which includes Class A1, A2, A3, B1, B8, Class C1 and Class D2
- The current owners have improved and converted the office rental buildings, with four rental units comprising electric distribution, sewerage systems and new mains water

Directions

Exit Ringwood along the A31 heading west, coming off onto Ashley Heath roundabout. Take the third exit along the Horton Road. Continue along this road taking you through Ashley Heath. After passing the One Stop shop on your left, continue until you see the sign for an RSPCA Centre on your right. After passing this look out on your left for Lions Hill Way, turn here and continue until you reach the property on your left.



Services

Private Drainage

Energy Performance Rating: E Current: 51 Potential: 58

Newly installed full fibre which provides very effective and fast Internet speeds, ideal for any business.







For more information or to arrange a viewing please contact us:

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