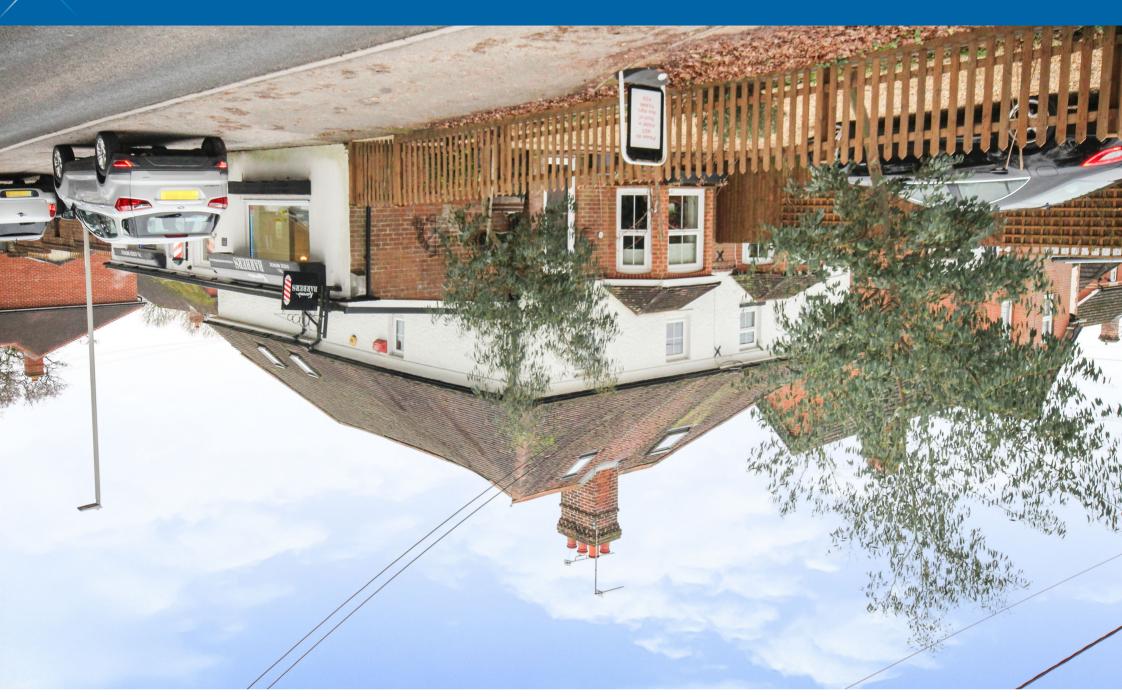
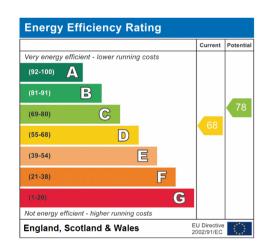
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Relocation agent network



DISCLAIMER PROPERTY DETAILS: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.















2 Pine Road, CORFE MULLEN, Dorset BH21 3DW

£550,000

The Property

An ideal opportunity exists for a change of lifestyle! This unique commercial property offers generous accommodation in sought after Dorset. The sandy beaches of Bournemouth and Sandbanks are within easy reach by car and there are many wonderful walking trails and country lanes to explore right on your doorstep. A well used and maintained recreational ground is also just across the road. Local schools catering for all ages are also in the vicinity.

The semi detached house has lot of character. It was built circa 1908 with the attached shop added in the mid twenties. If not used by the owner, the shop can be let to provide income; we understand no rates are payable (shop). There is parking for three/four vehicles in front of the main home and approximately three spaces for cars alongside the shop.

A log cabin currently used as a hat shop in the garden would also make a good home office. There is a useful workshop/bicycle store which completes the outbuildings in this attractive, low maintenance garden.

ENTRANCE HALL

Radiator.

SITTING ROOM

14' 0" into bay \times 12' 3" (4.27m \times 3.73m) Double glazed window, feature open fireplace with surround, radiator.

SNUG

16' 0" $\text{Max} \times 11'$ 5" (4.88m $\times 3.48m$) Feature wood burner with matching fire surround, staircase to first floor.

KITCHEN/DINING ROOM

16' 11" x 16' 4" Max (5.16m x 4.98m) Double glazed door to rear, excellent range of wall and base units, space for fridge/freezer, space and plumbing for washing machine and dishwasher, work surface with inset hob, further storage cupboards. Dining Area - space for table and chairs. Door leads to shop/annexe.

FIRST FLOOR LANDING

Storage cupboard, walk in storage area.

BEDROOM ONE

17' 9" $\max x$ 16' 5" $\max (5.41 \text{m x} 5.00 \text{m})$ Two double glazed rear windows, two side Velux style windows.

EN-SUITE

9' 7" x 4' 5" (2.92m x 1.35m) Walk in shower cubicle, low level WC, wash basin in vanity unit, heated towel rail

BEDROOM TWO

14' 7" x 8' 6" (4.45m x 2.59m) Double glazed front

BEDROOM THREE

10' 11" \times 7' 7" (3.33m \times 2.31m) Double glazed front window, radiator.

BATHROOM

Panelled bath with wall mounted shower, low level WC, wash hand basin, heated towel rail.

OUTSIDE

The front of the property is arranged with stone and shingle providing parking with flower and shrub side borders.

REAR GARDEN

A pleasant size rear garden with paved patio, area of lawn and shrub borders. Large log cabin suitable as a home office, further storage shed.

SHOP/ANNEXE

23' 9" \times 10' 2" (7.24m \times 3.10m) 23' 9" \times 10' 2" (7.24m \times 3.10m) Front picture window with door leading to pavement front, fitting and storage areas.

OFFICE

11' 0" \times 10' 10" (3.35m \times 3.30m) Front window, cupboard housing boiler. Interconnecting door to main home.

CLOAKROOM

Low level WC, wash hand basin.

COUNCIL TAX BAND C